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PROPERTY VALUES, TAXES AND LAND USE IN ROXBURY

1940-1984

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March 1985

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INTRODUCTION AND SUMMARY

Roxbury today is generating a great deal of interest as a place attempting to turn its past drawbacks into future successes. The tide is turning as evidenced by lower taxes, higher property values, and plans for new investment in the area. We now see the need to overcome physical and financial obstacles resulting from past neglect. Public investments and involvement make up a substantial portion of Roxbury's recent financial history. The Southwest Corridor, the Washington Park Urban Renewal Project, Campus High, public and subsidized housing, and city foreclosures together comprise a large portion of land area.

The period between the 1950s and 1970s showed a negative correlation between the area's property values and the city's. While market values in Roxbury were declining, they were rising in the majority of the city. So far during this decade, Roxbury is a leader in rising residential market values.

A comparison between the effects of fiscal reforms in Roxbury and the rest of Boston reveals the dramatic reduction of this neighborhood's formerly oppressive taxes. For example, between 1981 and 1984, taxes on one-family homes in Roxbury dropped 63 percent while citywide taxes on similar property declined 37 percent. The same comparison between three-family homes indicates a 66 percent decline in taxation in Roxbury and a 56 percent drop in taxes citywide. The most telling statistic of the effects of recent tax reform in Roxbury is the 49 percent decline in total property taxes contrasted against a citywide drop of 35.8 percent. Proposition 2½ had the effect of decreasing taxes citywide; classification and equalization furthered 2½'s impact by reducing taxes even more in Roxbury.

There is a connection between trends in taxes and patterns of real estate values. Dramatic decreases in taxes in the Roxbury wards coincide with equally dramatic increases in market values for those areas. Market values for one-family homes in the combined Roxbury wards increased 205 percent between 1975 and 1984, compared to the citywide increase of 155 percent. Two-family homes in the wards increased 177 percent higher than the 170 percent increase experienced for Boston properties. The 223 percent increase in market values for Roxbury three-family homes was significantly greater than the 182 percent rise citywide over this same period.. Property values and tax patterns are detailed in the "Changing Property Values and Taxes in Roxbury" section of this report.

The section "Land Use Patterns in Transition" outlines a physical profile of real estate in the Dudley Square area. The study area can best be described as a diverse mixed-use community with a plurality of land devoted to residential use. Also evident is a rich mix of commercial, industrial, and institutional uses.

Current land-use patterns developed in the milieu of past tax and value patterns that are already outdated history. Our one-square mile survey of land use shows the physical scars on the Dudley landscape. One-third of the real estate is vacant and in some subareas vacant land approaches or exceeds half of the area. The vacant land reflects past liabilities turned into current opportunities.

The final section of this report, "Fiscal Features of Roxbury and the Dudley Square Area: Foreclosures, Tax Delinquency, and Prospects for Revenue Productivity" describes the fiscal counterpart to the Land Use physical profile. Again, the current situation of high foreclosure

and delinquency rates reflects past tax and value patterns that are already greatly changed.

Returning the 469 tax-foreclosed properties within one square mile surrounding Dudley Square would lengthen the present tax rolls by 16 percent. Raising the productivity, value, and taxes of the present tax base in this square mile to City average levels could finance $5.6 million of annual municipal services. The recovery of half of the delinquent taxes and interest due in four Roxbury wards could return $13 million to the City treasury.

Among the links that tie every Boston neighborhood's welfare to that of Roxbury is the tax or fiscal connection. Raising the economic productivity of Roxbury's population and property is the path to greater fiscal productivity. The way to higher but affordable taxes and greater municipal service levels is through expanded job opportunities and incomes for Roxbury residents and through higher production and profitability for businesses.

CHANGING PROPERTY VALUES AND TAXES IN ROXBURY

The patterns of Roxbury property taxes and property values have changed dramatically in the past few years. The substantial tax cuts that attended the implementation of Proposition 2½ and equalization with classification provided a great boost to property values by making housing more affordable and businesses more profitable. The improvements in Roxbury's competitive position brought about by tax uniformity and reintegration into the mainstream of real estate growth markets are now being sustained by the demand factors that derive from Boston's housing shortage and economic boom.

1940-1982: High Taxes and Stagnant Values Encourage Disinvestment

Roxbury had long been an overtaxed neighborhood of Boston. Aaron and Oldman observed this in their study of early 1960s' sales data.[1] They state: "One region, Roxbury, is clearly the most heavily assessed..." For nearly two decades following this finding of overtaxation, tax inequity in Roxbury only grew worse. Robert Engle identified the primary cause of this deterioration in tax equality as the failure of assessed values to keep pace with changing market values.[2] While residential real estate market values were growing very slowly in most of Roxbury, they were climbing rapidly in some other neighborhoods. At the same time, the assessed values that determine tax

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1 "Assessment Sales Ratios Under the Boston Property Tax," National Tax Journal, March 1965.

2 "De Facto Discrimination in Residential Assessments: Boston," National Tax Journal, December 1975.

bills remained fairly static throughout the City. The result was that property taxes were not based on properties' current value, but rather on their value from many years earlier. The most revealing measure of tax levels, the effective tax rate (taxes as a percent of market value) is reflected in the ratio of assessed value to market or sales value. Since the effective tax rate can be calculated as the official tax rate times the assessment/sales value ratio, comparing these ratios among neighborhoods gives an excellent measure of tax fairness. Professor Engle showed that the average assessment/sales ratio for Boston overall fell from 96 percent in 1946 to 29 percent in 1972. Over this same period the ratio for Roxbury only declined from 119 percent to 46 percent. This means that in 1946 a Roxbury residential property would have, on average, received a tax bill about one-fifth greater than a property of like market value elsewhere in Boston. By 1972 the Roxbury tax bill would have been nearly three-fifths higher for like-valued properties.

The following graphs and tables of the neighborhood Residential Value Index illustrate the path of Roxbury's increasing over-taxation from 1955 to 1975. The City of Boston graph shows that average residential market values grew nearly 150 percent, 1955-1974, while assessed values increased only 12 percent, on average. The gap between the market value line and the assessed value line represents the decline in average assessment/sales ratios. The Boston table accompanying the graphs reports that "A/S" ratios fell to just 45 percent of their 1955 level by 1974 because of "assessment lag", the failure to adjust assessed values to changing market values. The graphs for Wards 8 and 9 (North, East, and West of the Dudley area) and Ward 12 (South of Dudley)

show slower market value growth, insufficiently responsive assessments, and a lesser decline in A/S ratios that reflects increasing overtaxation. We will use a three-year moving average (geometric mean) to smooth the irregular performance of these Roxbury wards for comparison to the City average. The 72 percent increase in the sales value of residential realty in these three Roxbury wards between 1955 and 1974 was less than half of the City's average appreciation rate of 150 percent. Since inflation, as measured by the consumer price index, rose by 94 percent over these years, Roxbury properties actually suffered an 11 percent loss, in real terms, compared to a 29 percent gain for the typical Boston home. Assessments (official tax values) did respond to this relatively slow growth of market values, but the response was insufficient to prevent increasing overtaxation.

As citywide residential assessments rose by an average 12 percent from 1955 to 1974, assessed values in Wards 8 and 9 remained nearly constant, and they actually declined by 15 percent in Ward 12. The inadequacy of this adjustment can be seen in the "A/S" ratio index series that compare market value and assessed value trends. While average City assessment to market value ratios had dropped to 45 percent of their 1955 level by 1974, the Ward 8 and 9 ratio experienced a lesser decline to 58 percent of its 1955 level. The result was a 29 percent worsening of relative overtaxation for these two wards (58 percent is 1.29 times 45 percent). Even the notable assessment reductions in Ward 12 could not prevent a further deterioration of tax equality here. With assessments cut to 85 percent of their 1955 average and sales values up to 172 percent of their earlier prices, assessment/sales ratios fell to about 50 percent of their 1955 level. This 50 percent is one-ninth

higher than the 45 percent citywide figure, showing that overtaxation in this Washington Park-Savmor ward had grown worse despite the reduced assessments.

By 1975 the real estate market in these three Roxbury wards surrounding Dudley Square was in chaos. The steady decline in housing values, adjusted for inflation, signaled that these properties were to be regarded as disposable sources of short-term income or shelter, and not as long-term investments. The result was disinvestment through neglect of maintenance and nonpayment of taxes, leading to deterioration and foreclosure. The 9,897 taxable realty accounts found here in 1944 were reduced by nearly half to 5,433 taxable parcels by January of 1975 (Fiscal Year 1976). This represents nearly half of the City's taxable parcel loss. Attrition was most severe in Central Roxbury Ward 9 where the number of taxable realty parcels dropped by two-thirds.

Tax foreclosures, Southwest Corridor takings, and concentrated tax exempt public and subsidized housing development were crowding out private property ownership. Normal markets were not working to allocate properties to their highest and best use, in large part because of the economic distortions created by inappropriate taxation. Of the 95 properties conveyed during 1975 in Ward 12 (Washington Park-Warren) 41 (43 percent) were foreclosed or auctioned by default owners: banks, the City, or HUD.[3]

The problems of low property values, high taxes, disinvestment, and foreclosure reinforced one another in a vicious circle. Payment of high property taxes represented a direct disinvestment as money that would have been available for maintenance and improvement was removed from the

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[3] J. Avault and A. Ganz; Tax Constraint and Fiscal Policy: After The Property Tax, Vol. II, Ch. 2; BRA Research; 1983.

neighborhood to provide a subsidy to healthier lower-taxed neighborhoods. Nonpayment of taxes resulted in tax liens and eventual foreclosure, destroying the motive for maintenance and improvement. As deterioration and abandonment was accelerated by the tax situation and added to the adverse effects of demolition along the Southwest Corridor and the dilution of stabilizing homeownership through the concentration of low-income rental housing, the area became less desirable and less marketable to private business and residents.

High taxes also eroded property values through the process of tax capitalization. In this well-documented phenomenon[4] the annual stream of tax payments is translated into reduced property values due to the lowered profitability of business property or the decreased affordability of homes. Here are two examples: (1) If the rents and occupancy level of an investment/income property are determined by demand markets, annual gross income will not be influenced by taxes, but profits will be. Every dollar of taxes paid is a dollar of profit lost. If investors require a 12 percent return on amounts invested, then the cash value of an investment/income property would be reduced by $8 for every additional dollar of property taxes that must be paid. ($1 divided by 12% is $8.) (2) Homeowners' housing budgets must cover mortgage payments, property taxes, insurance, maintenance, and energy costs. Housing budgets depend on household income and have limited flexibility, so that high taxes constrain the amount of housing budget available for mortgage payments, and this in turn constrains the market price of housing. Conversely, if taxes are lowered, more money from a limited

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[4] See Avault and Ganz, op. cit., 1983, Volume II, Chapter 3.

budget can be allocated to mortgage payments so that the market can support higher property prices. Typical home financing terms current in 1975 suggest that a $1.00 reduction in the annual tax bill for a home might have raised the selling price by about $7.00 to $10.00.[5] The following table illustrating "Hypothetical Tax Capitalization in Roxbury" shows that correcting Roxbury's overtaxation might have done much to remedy the dismal value appreciation trends that discouraged investment attitudes. Since residential property in these Roxbury wards needed, on average, a 13 percent value boost to keep even with inflation over the 1955-1974 period, taxes clearly played a crucial role in property investment performance.

HYPOTHETICAL TAX CAPITALIZATION IN ROXBURY:
AVERAGE SINGLE-FAMILY HOME VALUES, TAXES, AND EFFECTIVE TAX RATES
Roxbury and All Boston, 1975 (FY76)

	Roxbury Wards			Citywide
	Ward 8	Ward 9	Ward 12	
Comparing Market Value and	$10,910	$10,590	$9,450	$24,800
Tax Bill shows the	$665	$514	$734	$983
Effective Tax Rate	6.1%	4.9%	7.8%	4.0%
Taxing Roxbury homes at the City average rate would have given them a				
Tax Cut and a possible	$229	$94	$358	-
Value Increase	$1,741-2,322	$715-953	$2,722-3,630	-
boosting home prices by				
Value % Increase	16-21%	7-9%	29-38%	-

[5] A mortgage with an 8.75 percent interest rate amortized over 25 years required constant annual payments of $98.66 for every $1,000 financed. If a 20 percent down payment were made, then annual mortgage payments would have been 7.89 percent of the sales price. If 60 percent to 80 percent of any tax change were capitalized into value at this 7.89 percent rate, then value changes would have been 7.6 to 10.1 times the amount of annual tax change.

Ward 12

AVERAGE MARKET VALUE

ASSESSED VALUE

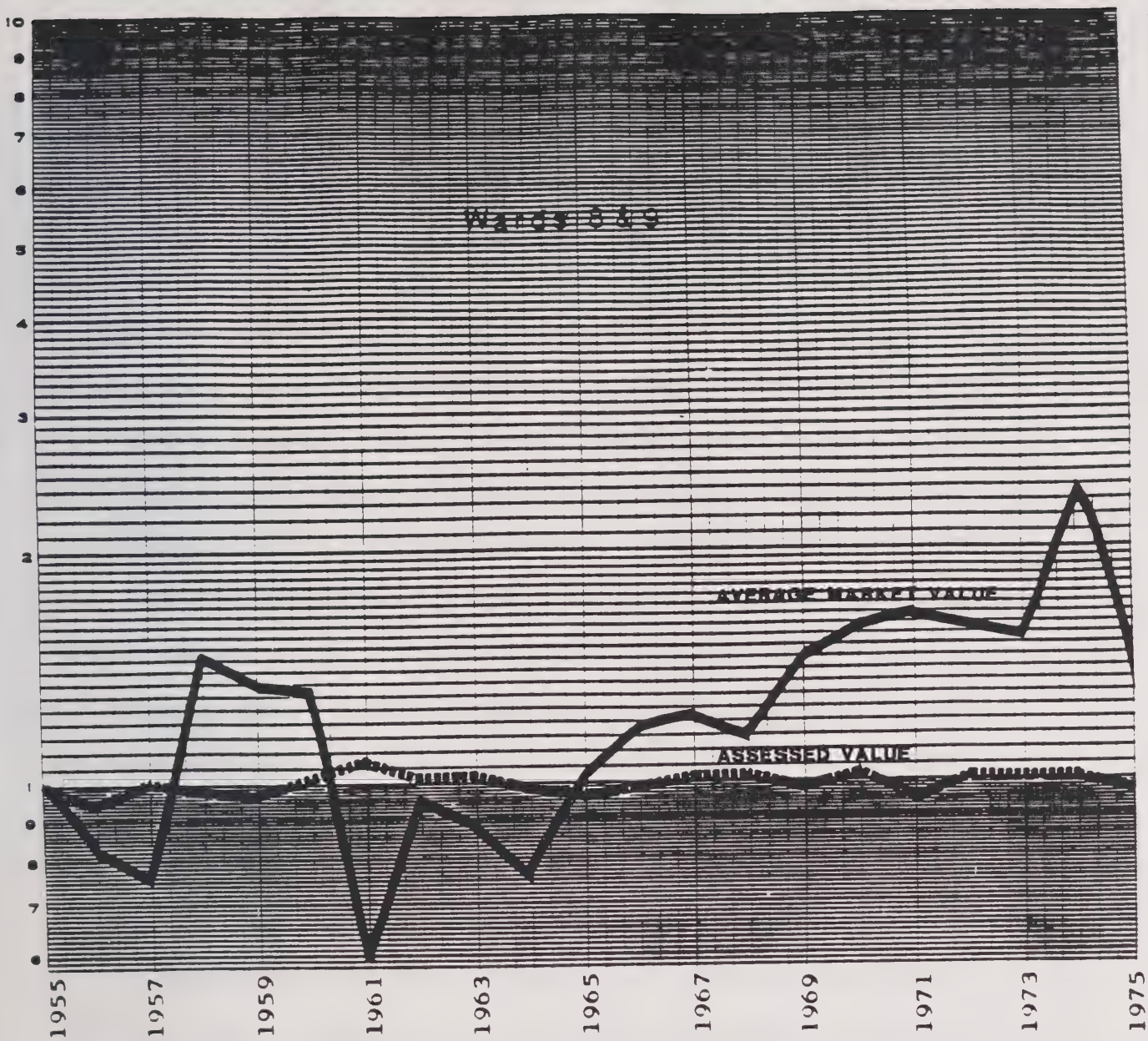
City of Boston

AVERAGE MARKET VALUE

ASSESSED VALUE

10 9 8 7 6 5 4 3 2 1 0 9 8 7 6 5 4 3 2 1

1955 1957 1959 1961 1963 1965 1967 1969 1971 1973 1975



BOSTON

YEAR	SALES	ASSESS	A/S
1955	1.000	1.000	1.000
1956	1.048	1.004	0.959
1957	1.059	1.014	0.958
1958	1.103	1.031	0.935
1959	1.203	1.000	0.831
1960	1.188	1.004	0.845
1961	1.248	1.021	0.818
1962	1.261	1.006	0.798
1963	1.365	1.013	0.742
1964	1.430	1.026	0.717
1965	1.567	1.030	0.657
1966	1.558	1.028	0.660
1967	1.650	1.018	0.617
1968	1.704	1.039	0.610
1969	1.819	1.041	0.572
1970	2.024	1.037	0.512
1971	2.025	1.069	0.528
1972	2.280	1.063	0.466
1973	2.468	1.085	0.440
1974	2.495	1.120	0.449
1975	2.487	1.140	0.459
1974*	2.483	1.15	0.449

WARD 8 & 9

YEAR	SALES	ASSESS	A/S
1955	1.000	1.000	1.000
1956	0.821	0.943	1.148
1957	0.766	1.011	1.319
1958	1.478	0.987	0.668
1959	1.347	0.976	0.725
1960	1.316	1.021	0.775
1961	0.597	1.089	1.824
1962	0.964	1.020	1.058
1963	0.887	1.037	1.169
1964	0.755	0.980	1.298
1965	1.039	0.963	0.927
1966	1.182	0.990	0.837
1967	1.235	1.015	0.822
1968	1.151	1.022	0.888
1969	1.451	0.977	0.674
1970	1.588	1.021	0.643
1971	1.657	0.946	0.571
1972	1.600	1.021	0.638
1973	1.544	1.009	0.653
1974	2.327	1.015	0.436
1975	1.426	0.969	0.680
1974*	1.724	.997	.579

WARD 12

YEAR	SALES	ASSESS	A/S
1955	1.000	1.000	1.000
1956	1.236	0.989	0.800
1957	1.068	1.156	1.083
1958	1.078	0.973	0.902
1959	1.168	1.080	0.925
1960	1.052	0.783	0.745
1961	1.083	1.017	0.938
1962	1.302	1.061	0.815
1963	1.168	0.938	0.803
1964	1.370	0.971	0.709
1965	1.534	0.993	0.647
1966	1.016	0.909	0.894
1967	1.122	0.929	0.828
1968	1.357	0.878	0.647
1969	1.503	0.838	0.558
1970	1.678	0.794	0.473
1971	1.339	0.800	0.598
1972	1.653	0.815	0.493
1973	1.639	0.869	0.530
1974	1.626	0.854	0.525
1975	1.914	0.839	0.439
1974*	1.721	.854	.497

* smoothed average (geometric mean: 1973, 1974, 1975)

Since 1982: Reduced Taxes and Revived Values

If oppressive taxes were a large part of the problems experienced by Roxbury property markets, tax relief and reform are a large part of the solution that is now transforming the neighborhood. Taxes have been greatly reduced and property values are rising rapidly. Proposition 2½, revaluation, and classification have all worked together to reduce taxes. This tax reduction, accompanied by a citywide housing shortage and strong economic growth, have accelerated realty value growth to a rate never before seen here and notably higher than the Boston average.

The table listing "The Effects of Proposition 2½ and Equalization with Classification on Taxes for Roxbury Properties, by Ward" shows how dramatic the tax cuts here have been. The Fiscal Year 1981 taxes seen in this table are substantially higher than the FY76 tax bill examined earlier. Tax bills across the City had risen with the overall tax levy and tax rate. After FY81 this trend of rising taxes was reversed. Beginning in Fiscal Year 1982, Proposition 2½ forced a reduction in total taxes (a 15 percent reduction in this one year alone), that was shared uniformly across the City. FY83 brought a further 15 percent reduction in Boston's tax levy and, even more important, equalization and classification. The equalization process required the City to estimate actual property values in all neighborhoods and tax all properties on this basis. Classification was a major change in tax law that allowed Boston to tax residential property at a lower rate than that applied to commercial, industrial, and utility property. Equalization was a remedy for the overtaxation that Roxbury had suffered in the past. Finally, in Fiscal Year 1984, one last general tax reduction brought Boston into compliance with Proposition 2½.

Proposition 2½ forced a 36 percent reduction on Boston's total tax levy over these three years, FY81-FY84. At the same time, property tax equalization cut the share of City taxes borne by the three Roxbury wards we have examined from 2.8 percent of total taxes in FY81 to 2.2 percent in FY84, a reduction of one-fifth in tax burden share. The end result was a 49 percent tax cut for our Roxbury wards. In Ward 12 (Washington Park/Warren) total taxes declined by 58 percent! Small residential properties here were special beneficiaries of tax relief and reform. While three-family homes throughout Boston averaged a 56 percent tax cut, the average reduction for the 561 triple-deckers in Ward 12 was 70 percent. The typical single-family home in Boston enjoyed a 37 percent tax cut. In Roxbury Wards 8 and 12 the drop was a full two-thirds.

The $586 tax cut received by the average homeowner in the three Roxbury wards allowed households more disposable income to spend on projects that might include home repair and improvement. One motivation for property maintenance is the improved investment quality of property here, as reflected in recent rapid value growth. The table "Recent Trends of Average Market Values for Roxbury Properties, by Ward" shows a remarkable transformation since the 1955-1975 doldrums described earlier. One-, two-, and three-family homes in Roxbury have all experienced greater value increases than the City average, 1975-1984. Most of this price rise has probably occurred since 1980. Roxbury single-family home prices have grown from 40 percent of the City average in 1975 to 48 percent of the average in 1984. Neighborhood housing now provides a secure family investment opportunity, as well as shelter. Boston's healthy household formation rate has signaled the end of the

era of throw away housing, encouraging the revival of Roxbury as a residential neighborhood.

Business is also a beneficiary of the new tax order and booming economy. Lower taxes mean more profits and resources for reinvestment. Tax stability and predictability translate into reduced financial risk for investors. Underutilized commercial property presents a great opportunity to satisfy the growing demand for space of Boston's business sector.

Roxbury's future has already begun, but the past must still be dealt with.

THE EFFECTS OF PROPOSITION 2½ AND EQUALIZATION WITH CLASSIFICATION ON TAXES FOR ROXBURY PROPERTIES, BY WARD

Ward 8

Fiscal Year	One-Family	Three-Family	Total Taxes
1981	$848	$1,125	$6,765,960
% Change	-66%	-63%	-44%
1984	$287	$413	$3,797,416

Ward 9

Fiscal Year	One-Family	Three-Family	Total Taxes
1981	$876	$1,427	$2,917,345
% Change	-43%	-56%	-48%
1984	$501	$627	$1,530,827

Ward 12

Fiscal Year	One-Family	Three-Family	Total Taxes
1981	$1,007	$1,626	$4,759,979
% Change	-66%	-70%	-58%
1984	$338	$482	$1,985,948

Roxbury Wards 8, 9, and 12 Combined

Fiscal Year	One-Family	Three-Family	Total Taxes
1981	$933	$1,439	$14,443,383
% Change	-63%	-66%	-49%
1984	$347	$486	$7,314,191

Taxes for Boston Properties: City Averages and Totals

Fiscal Year	One-Family	Three-Family	Total Taxes
1981	$1,395	$1,686	$518,675,000
% Change	-37%	-56%	-35.8%
1984	$875	$737	$333,268,000

Note: Average FY84 taxes for one- and three-family homes are the taxes billed to an owner-occupied residence. Taxes for an absentee-owned property would have been $110 higher. The FY84 total taxes for Wards is somewhat overstated because the effect of the owner-occupant residential exemption could not be netted out. Consequently, the actual decline in total Roxbury taxes has been even greater than this table indicates.

Source: City of Boston Assessing Department.

RECENT TRENDS OF AVERAGE MARKET VALUES FOR ROXBURY PROPERTIES, BY WARD

Ward 8

	One-Family	Two-Family	Three-Family
1975	$10,910	$9,343	$10,778
% Change	130%	319%	225%
1984	$25,100	$29,804	$35,069

Ward 9

	One-Family	Two-Family	Three-Family
1975	$10,587	$15,074	$14,307
% Change	367%	195%	247%
1984	$38,814	$44,459	$49,613

Ward 12

	One-Family	Two-Family	Three-Family
1975	$9,446	$14,465	$12,812
% Change	209%	157%	208%
1984	$29,200	$37,239	$39,506

Roxbury Wards 8, 9, and 12 Combined

	One-Family	Two-Family	Three-Family
1975	$10,025	$13,208	$12,370
% Change	205%	177%	223%
1984	$30,556	$36,618	$39,896

Average Market Values for Boston Properties

	One-Family	Two-Family	Three-Family
1975	$24,798	$24,793	$20,159
% Change	155%	170%	182%
1984	$63,164	$66,981	$56,919

Source: June, 1975 estimates were reported in Tax Constraint and Fiscal Policy: After the Property Tax, Vol. I, Ch. 4; J. Avault and A. Ganz; BRA Research; 1983. January, 1984 estimates are FY1985 Boston Assessing Department records.

LAND USE PATTERNS IN TRANSITION: ROXBURY'S PAST SETS THE STAGE FOR ITS FUTURE

The transformation that has been occurring in Roxbury property values, taxes, and reinvestment potential foretell equally dramatic changes that are in store for the neighborhood's land use. The long period of disadvantage and decline that is now coming to an end leaves behind a legacy of underutilized realty that provides a valuable resource for growth. Comprehensive and coordinated planning can translate yesterday's physical liability into today's opportunity for commercial and housing expansion, in tune with Boston's economic and demographic trends. Profiles of land use patterns for eleven precincts encircling Dudley Square with a radius of over half a mile illustrate the need and opportunity for returning Roxbury to the mainstream of a growing and healthy city.

The Dudley Square land use study area consists of eleven city precincts (Assessing Department record-keeping areas) covering a little over one square mile of parceled (excluding streets and sidewalks) land area.

In addition to Dudley Square, the area contains the Boston Housing Authority's (BHA) Orchard Park complex to the east and Whittier Street housing to the north. Also in the northern part of the study area are Campus High, Madison Park subsidized housing, and Crosstown Industrial Park. Columbus Avenue, Tremont Street, and the Southwest Corridor run within the western boundary of the study area. Blue Hill Avenue serves as part of the western border. The southern portion of the study area includes Washington Park and part of the Washington Park Urban Renewal Area. See the accompanying maps.

Highlights

Half of the land area is tax exempt.

- One-fifth of the exempt area contains public or subsidized housing.
- Another one-fifth of exempt area is in active institutional or government uses.
- One-third of the exempt area is vacant.

For that half of the land area that is privately-owned and taxable:

- Almost half contains housing;
- Over one-fourth is vacant land; and
- One-fourth contains commercial or industrial property.

One-third of a square mile within the study area (215 acres) is vacant land. Of this, 120 acres is now tax-exempt land owned mostly by the BRA, the city, the MBTA, or the state. Another 95 acres is privately-owned vacant land equally divided between commercial and residential classes and situated in 970 parcels. Some of this vacant land, especially in the publicly controlled portion, lies in individual or contiguous parcels of over an acre in size, while much of it, particularly in the privately-owned portion, consists of lots mostly in the 3,000 square feet to 5,000 square feet range.

In addition to this vacant land, over 55 acres serve as public open space or recreation facilities. Nearly half of this is associated with the Campus High/Occupational Resource Center complex, which is open, maintained, but not improved with amenities. Some of the remaining open and recreational area is in need of remedial maintenance.

Housing occupies just over a third of the study area's land (255 acres). Property-tax exempt dwellings command nearly 77 acres with BHA public housing and subsidized rental or cooperative units built with special 121A tax status. Three-fourths of the 158 acres of land

containing taxable residences is site to 1,424 one-, two-, or three-family homes.

Other active land uses include 29 acres of improved taxable industrial property (this is in addition to the vacant unimproved sites used for trash transfer operations), 50 acres containing taxable commercial structures (7.3 percent of total land area), and 64 acres (9.4 percent of total area) devoted to a range of tax-exempt government or institutional uses.

The overall picture that emerges from these figures shows a diverse mixed-use community with a variety of active land uses and copious room to grow. The economic criterion of "highest and best use" demands this growth in a city whose economy and population can no longer tolerate the underutilization represented by such a concentration of vacant land. Underutilization also encompasses properties containing structures that are empty, abandoned, or in substandard condition; and this constitutes another past liability that forms a present resource for future opportunity not evident in these statistics.

The development potential of vacant land alone is impressive. The 617 privately-owned parcels of vacant "residential land" together with that portion of over 400 city tax-foreclosed properties that may be suitable for infill or other small residential development could add nearly 1,000 owner-occupied homes, increasing the area's stock of one-, two-, and three-family homes by 70 percent. Two million square feet of taxable "commercial land" could accommodate another 500 such homes, or over 7,000 dwellings in multi-family structures, or over 8 million square feet of office space, or some combination of these. The capacity

of more than 5 million square feet of tax-exempt vacant land exceeds that of both categories of private land combined.

A closer examination of our one-square mile study area reveals a great diversity among the eleven precinct subareas. The concentration of vacant land ranges from 10.2 percent in Ward 12, Precinct 5 within the Washington Park Urban Renewal Area, up to 54.3 percent in Ward 8, Precinct 4 just to the east of Dudley Square and north of the Urban Renewal Area. Over half of the land area in Ward 11, Precinct 2 at the southwest corner of our study area is occupied by residential uses but less than 1 percent is devoted to commerce and industry. In Ward 8, Precinct 3 at the northeast corner, only 20 percent of the precinct's area is in residential use while over 40 percent is in commerce and industry. Nearly half of the entire study area's institutional and government land use is found in Ward 9, Precinct 5 which stretches from Dudley Square to the north, east, and southeast. Here the Campus High/Occupational Resource Center complex, two other city schools, the MBTA bus garage, churches, religious organizations, and the Salvation Army cover over 1.2 million square feet of land.

The following sections of this report describe the land uses within each of the study area's eleven precincts. Major features are listed in the "Summary Land Use Table" and associated maps, below. The three sets of tables in Appendix A provide a much more detailed breakdown of property use and ownership for the total study area and for the individual precincts.

SUMMARY LAND USE TABLE
SQUARE FEET AND PERCENTAGE CONCENTRATION OF MAJOR LAND USES

Ward	Precinct	Total Parcel Area	Vacant Land			Recreation & Public Open Space	Residential			Commercial & Industrial	Institutional* & Governmental Uses	Other
			Taxable	Exempt	Total		Taxable	Exempt	Total			
8	3	3,891,731	1,022,369	339,696	1,362,065	0	298,090	489,775	787,865	1,608,797	0	133,004
		13.1%	26.3%	8.7%	34.9%		7.7%	12.6%	20.3%	41.3%		3.4%
8	4	1,786,536	512,739	458,076	970,815	0	154,501	346,373	500,874	254,050	0	60,797
		6.0%	28.7%	25.6%	54.3%		8.6%	19.4%	28.0%	14.2%		3.4%
8	7	1,548,345	345,819	222,887	568,706	81,846	677,185	7,800	684,985	47,748	128,618	36,443
		5.2%	22.3%	14.4%	36.7%	5.3%	43.7%	.5%	44.2%	3.1%	8.3%	2.3%
9	4	3,568,357	227,835	1,385,584	1,613,419	0	122,201	779,075	901,276	308,117	444,583	300,962
		12.0%	6.3%	38.8%	45.2%		3.4%	21.8%	25.2%	8.6%	12.4%	8.4%
9	5	5,490,277	446,509	688,137	1,134,646	1,159,246	808,597	490,622	1,299,219	333,563	1,244,426	319,177
		18.5%	8.1%	12.5%	20.6%	21.1%	14.7%	8.9%	23.6%	6.1%	22.6%	5.8%
11	1	2,767,581	374,773	1,001,967	1,376,740	382,711	650,122	35,728	685,850	179,906	0	142,374
		9.3%	13.5%	36.2%	49.7%	13.8%	23.5%	1.2%	24.7%	6.5%		5.1%
11	2	2,553,841	497,391	161,345	658,736	248,567	948,705	424,437	1,373,142	23,245	218,086	32,065
		8.6%	19.4%	6.3%	25.7%	9.7%	37.1%	16.6%	53.7%	.9%	8.5%	1.3%
12	1	3,318,326	239,647	500,941	740,588	17,344	996,098	590,071	1,586,169	343,862	627,339	3,024
		11.2%	7.2%	15.0%	22.3%	.5%	30.0%	17.8%	47.8%	10.4%	18.9%	.09%
12	3	1,704,944	81,914	171,026	252,940	536,840	668,843	108,398	777,241	32,732	0	105,191
		5.8%	4.8%	10.0%	14.8%	31.5%	39.2%	6.4%	45.6%	1.9%		5.9%
12	4	1,857,283	401,284	187,041	588,325	0	975,330	45,841	1,021,171	155,634	0	92,153
		6.3%	21.6%	10.1%	31.7%		52.5%	2.5%	55.0%	8.4%		4.9%
12	5	1,159,184	21,111	97,441	118,552	0	593,765	31,173	624,938	279,317	131,926	4,451
		3.9%	1.8%	8.4%	10.2%		51.2%	2.7%	53.9%	24.1%	11.4%	.38%
Total (11 Precincts)		29,646,405	4,171,391	5,214,141	9,385,532	2,426,553	6,893,437	3,349,293	10,242,730	3,566,971	2,794,978	1,229,641
		99.9%	14.1%	17.6%	31.7%	8.2%	23.3%	11.3%	34.6%	12.0%	9.4%	4.1%

Ward 8, Precinct 3

Ward 8, Precinct 3 is the area east of Dudley Square and includes a portion of the Orchard Park Housing Projects. The most significant land use in this area is for commercial/industrial purposes. The 1,144,251 square feet of industrial property and 371,769 square feet of commercial together comprise 41.3 percent of total land area. We see that the industrial base is the main generator of taxes for the precinct since industrial property accounts for 60 percent of the precinct's tax bills. The proportion of tax-exempt land devoted to residential use is slightly higher than taxable land containing residential structures due to the predominance of BHA public housing (Orchard Park). One-fifth of the land area in this precinct is currently used for residential purposes.

Most of the 1,362,065 square feet of vacant land here occurs in the taxable category which is comprised primarily of commercial/industrial land, some of which is now site to "trash transfer" operations. Privately-owned vacant land accounts for 26 percent of the total land area. By contrast, exempt vacant land accounts for only 8.7 percent of land area bringing total vacant land to 35 percent of the precinct's area. None of this vacant land area, exceeding 1.3 million square feet, is devoted to recreation or other public purposes.

Ward 8, Precinct 4

Ward 8, Precinct 4 is situated just east of Dudley Square and north of the Washington Park Urban Renewal Area. A portion of the Boston Housing Authority's Orchard Park project is located here. Over half of the land area is vacant and none of this is recreational or public open

space. Tax-exempt government and institutional owners control nearly half of the land use here.

Over half a million square feet of land (28 percent of total area) are devoted to residential uses. The BHA occupies 346,373 square feet of this with a portion of Orchard Park. The remainder of this housing complex, built in 1942 and containing 774 family dwelling units, is found just to the east in neighboring Precinct 3. Thirty-three taxable one- to three-family homes and five larger private apartment buildings cover 154,501 square feet. A quarter of a million square feet of land contain commercial buildings which, together with one 20,391 square foot industrial parcel comprise 14 percent of the precinct.

The vacant and unused half of this district's land is composed of 458,076 square feet of tax exempt land and 512,739 square feet that are taxable. Four-fifths of this taxable vacant area is classified by the City Assessor as commercial. The 54 percent proportion of total vacant land here is the highest of the eleven Dudley Square study area precincts.

Not only in this precinct half vacant, but it also is half tax-exempt. While the Boston Housing Authority controls the largest portion of exempt land area (40 percent of exempt area and 20 percent of total area), City foreclosures account for the greatest amount of exempt assessed value. Twenty-five tax foreclosed parcels on 110,656 Square feet represent $2.8 million of assessed value. If these properties were returned to the tax rolls of private property, the precinct tax base would climb 56 percent!

Ward 8, Precinct 7

Ward 8, Precinct 7 lies mostly to the south and west of the intersection of Dudley Street and Blue Hill Avenue. The dominant land use is residential (44.2 percent) which, together with vacant land (36.7 percent), account for all but a fifth of parcel land area.

Seven-eighths of the 684,985 square feet of land in residential use is occupied by 155 taxable one- to three-family homes. Together with 12 four- to six-unit taxable residences, two larger apartment buildings and one tax-exempt BHA infill property, they account for 44 percent of the precinct's parceled land area. Seven taxable commercial properties constitute just 2.3 percent of land use (34,879 square feet). Other active uses identified include the Vine St. Municipal Building/Mt. Pleasant Branch Library (11,592 square feet) on Dudley Street and several religious institutions (117,026 square feet) such as St. Patrick's Church and Convent and the Aquinas Convent. These government and religious properties make up over 8 percent of precinct land use.

Nearly 37 percent of the total area here is vacant land, a slightly greater proportion than the eleven precinct study area average. Three-fifths of these 568,706 square feet of vacant land were still privately owned and taxable on January 1, 1984--the date of record for our realty information--and three-fourths of this taxable vacant area were classed as residential vacant. In addition to this unused land, Precinct 7 contains one recreational open area, the Gertrude Howes Playground (81,845 square feet).

City tax foreclosures have taken a notable toll here, with 73 parcels representing 185,549 square feet or 12 percent of total precinct area.

Ward 9, Precinct 4

Ward 9, Precinct 4 lies just north and west of Campus High and contains the Madison Park Homes. Tremont Street, Columbus Avenue, and Crosstown Boulevard run through the length and breadth of the district. This precinct has the greatest amount and the third greatest proportion of unused vacant land among our eleven study area precincts and includes Southwest Corridor Development Parcel 18. Nearly 1.4 million square feet of land here is vacant and tax-exempt. The MBTA owns 17 percent of this precinct's total area (610,053 square feet) while the BRA owns 22 percent (771,732 square feet), including some parcels within the Madison Park Homes area that are designated for further residential development. Four-fifths of the precinct's total area is tax-exempt. By contrast, only 6 percent (227,835 square feet) of total land is vacant and taxable. This precinct contains no space explicitly devoted to recreation or public use. The former William E. Carter Playground located off Columbus Avenue in the northwest corner of the precinct has been absorbed into MBTA Southwest Corridor Parcel 18.

About a fourth of land area (901,276 square feet) is used for residential purposes. Out of this figure, just 122,201 square feet is in taxable residential use with a mix of ownership and rental structures while 779,075 square feet is classified as exempt residential. The BHA Whittier Street Project covers 160,705 square feet while Madison Park Homes occupies over twelve acres. Commercial/industrial land use accounts for less than one-tenth of the precinct's land area. This precinct's proximity to Northeastern University and the Museum of Fine Arts is a major element contributing to the high concentration of parking lots. One-tenth of the precinct's total area is occupied by

tax-exempt parking lots (349,735 square feet). The Wentworth Institute is also located here and owns 55,172 square feet of improved land in addition to open space and parking areas.

Ward 9, Precinct 5

Ward 9, Precinct 5 is unique in many respects. The precinct's overall land use is fairly equally divided among the categories of vacant land, open space (primarily the Campus High playing field), housing, and government/institutional. This largest of our eleven study areas contains Dudley Square and lies mostly to the west of the Square and northeast of the Washington Park Urban Renewal Area. In addition, the Campus High/Humphrey Occupational Resource Center complex containing over 1.5 million square feet (most of which is open space) is located here. Certain parcels of Campus High are technically under the aegis of the BRA while others are still listed as belonging to the City through foreclosure.

Three-fifths of the 1.1 million square feet of unused vacant land is tax-exempt. Privately-owned vacant land is scattered among 127 parcels generally between 3,000 and 4,000 square feet in size. Almost all of the district's open space consists of the 1.1 million square foot playing field situated just north of Campus High. This parcel is still technically owned by the BRA. The only other public or recreational area is the poorly-maintained King's Street Play Area just east of John Eliot Square.

Most of the 1.3 million square feet of land devoted to housing is taxable and the majority of this is site to 210 one-, two-, or three-family homes. Half a million square feet are occupied by 121A

tax-exempt developed by: Lower Roxbury Community Development Corporation's Madison Park Homes; School House 77 Associates' Marcus Garvey Homes; and Gardner Apartments.

One and a quarter million square feet of the precinct's area serve government or institutional purposes. Campus High and the Humphrey Occupational Resource Center command approximately 513,200 square feet in addition to the 1.1 million square foot playing field within the complex. The Hale and Timilty Schools cover 112,000 square feet. Churches and religious organizations use 235,073 square feet for their facilities.

Salvation Army properties on Vernon Street at Shawmut Avenue cover 11,493 square feet with their buildings. The 8½ acre MBTA bus garage is bound by Lambert Avenue, Washington, Guild, and Bartlett Streets.

Ward 11, Precinct 1

Ward 11, Precinct 1 abuts Ward 9, Precinct 4 at its northernmost point. Their border coincides with the Southwest Corridor project. In fact, the 50 parcels of land in Ward 11, Precinct 1 owned by the MBTA account for approximately 10.5 percent of total land area. The other significant landowner in the precinct is Roxbury Community College which owns another 10 percent of the precinct's total land area. This precinct has a high proportion of recreational open space in the forms of Highland Park, the John J. Connolly Playground, and the Roxbury High Fort site which account for 14 percent of total land area.

One-fourth of Ward 11, Precinct 1 is used for residential purposes. Privately-owned, taxable one- to three-family homes are the dominant residential property type here. Taxable residences cover 23.5 percent

of the precinct's land. Along the same lines, the 1.3 percent level of exempt residential land illustrates the low incidence of subsidized or public housing.

Excluding the 382,711 square feet of parks and playgrounds, the remaining 1,376,740 square feet of open space classed as "vacant land" comprises 50 percent of Ward 11, Precinct 1. Out of this figure, one million square feet of land are are exempt and vacant, while 374,773 square feet are taxable. Fully 64 percent of this precinct's land area is vacant or open.

Eleven taxable commercial properties occupy 150,179 square feet of land (5.4 percent) while two industrial parcels account for another 29,727 square feet. While commerce and industry cover only 6.5 percent of the precinct's land, they pay 19.2 percent of total property taxes.

Ward 11, Precinct 2

Over half of the land area of Ward 11, Precinct 2 is occupied by housing. This 54 percent figure is comprised mainly of taxable residential land (37 percent) and less significantly (17 percent) of exempt residential real estate. Academy Homes II, a tax-exempt 121A residential development, occupies 190,431 square feet, nearly half of total tax-exempt residential area. This residential complex consists of 201 dwelling units.

The section of Washington Park within this precinct is comprised of the MDC skating rink (107,235 square feet) and ball field (138,532 square feet) which together represent 9.5 percent of total precinct land. Total vacant land outside of the Park is a little more than

one-quarter (26 percent) of the area. Of this total vacancy, 20 percent is taxable and the other 6.3 percent is exempt.

New England Hospital occupies 199,526 square feet valued at $4,674,800 and accounts for 7.8 percent of the precinct's area. Taxable commerce and industry occupy only 23,245 square feet of land (less than 1 percent).

Ward 12, Precinct 1

Located just south of Dudley Square, Ward 12, Precinct 1 contains the northern tip of the Washington Park Urban Renewal Area. About half of the precinct's area is devoted to residential use, a fifth is vacant land and a seventh is institutional or government. The BRA is listed as owning over a half million square feet (15 percent) of land area here.

Of the 1,586,169 square feet of land containing housing, three-fifths is taxable--mainly one-, two-, and three-family homes. Taurus at Fountain Hill, St. Joseph's Community Homes, Warren Gardens are 121A residential developments that together cover 555,811 square feet of land. BHA infill projects occupy an area of 34,260 square feet.

Half a million square feet of tax-exempt vacant land, together with 239,647 square feet of taxable vacant land comprise 22 percent of the precinct's area. Almost all of the privately-owned vacant land here is residentially zoned.

One-tenth of this precinct is occupied by taxable businesses. The Boys' Club of Boston (118,273 square feet), the new Civic Center (201,765 square feet), Roxbury High School along with another school on Kearsarge Avenue (147,873 square feet), and several churches (159,428

square feet) comprise 19 percent of overall land use. The only recreational open space here is the 17,344 square foot St. James Park, but Washington Park to the south and the Campus High playing field to the north are nearby. Only eleven City tax foreclosed parcels occupy just three-fourths of an acre.

Ward 12, Precinct 3

Ward 12, Precinct 3 is within the Washington Park Urban Renewal Area and contains most of the park for which the renewal program was named. Residential uses occupy nearly half of the precinct's land area, and most of these are privately-owned one- to three-family homes. The eastern half of Washington Park covers nearly a third of total land area here. Another 4,203 square feet of public open space occurs on Laurel Street below the Eliot Congregational Church.

In addition to the 548,466 square feet of land holding 156 privately-owned one-, two-, and three-family homes, another 120,377 square feet are site to taxable multi-family housing. Two 121A residential developments, the Saint Joseph's co-ops and Warren Gardens (now being converted to co-op ownership) are situated on 108,398 square feet (6.4 percent of precinct area). This represents only part of these two complexes, with the remainder located in Ward 12's precinct 1 to the north.

Only 15 percent of land area here consists of unused vacant land: 171,026 square feet have tax-exempt owners and 81,914 square feet are taxable. Private commerce uses just 32,732 square feet of the area while two churches--Saint Joseph's and Eliot Congregational together

cover about an acre. Lewis Junior High School is located across Walnut Street from the Eliot Congregational Church.

Ward 12, Precinct 4

Ward 12, Precinct 4 is bounded by Warren Avenue on the west and Blue Hill Avenue on the east, and lies just outside of the Washington Park Urban Renewal Area. Over half of the land area here is devoted to residential use and almost all of this is privately-owned one- to three-family homes. Unutilized vacant land covers a third of the precinct.

An even mixture of 202 privately-owned one-, two, and three-family homes occupy 821,163 square feet of land with taxable multi-family housing covering another 154,167 square feet. Together, these account for 52.5 percent of precinct land use. One small BHA infill property and the Sarah Baker Manor elderly homes (41 dwelling units) comprise 45,841 square feet of tax-exempt residential use.

Vacant taxable residential land amounts to 313,048 square feet spread over 78 parcels averaging 4,013 square feet each. When 88,236 square feet of taxable commercial vacant land are added to this, we find 22 percent of the precinct's area in unutilized private parcels. One-fourth of the commercial vacant land is owned by Boston Edison. Tax-exempt vacant land comprises another 10 percent of total area, or 187,041 square feet. None of this is recreational or public open space.

In addition to 155,634 square feet (8 percent) of land devoted to taxable commercial use, other developed land uses include the Child's World Day Care Centers (27,425 square feet) and Roxbury Presbyterian Church and Rectory (12,995 square feet).

City tax-foreclosed parcels amount to 221,076 square feet, or 12 percent of total land area.

Ward 12, Precinct 5

Ward 12, Precinct 5 is within the Washington Park Urban Renewal Area and is the most intensively-developed of the eleven Dudley area precincts. Only 10 percent of land area is vacant, most of this being tax-exempt. Multi-family housing and Washington Mall dominate the corner of Martin Luther King Boulevard and Warren Avenue.

Taxable residential uses account for half of this precinct's land use, with apartments occupying 363,582 square feet. Charlame Park Homes account for 213,838 square feet of this. Smaller taxable residences cover another 230,183 square feet. The BHA's Warren Towers elderly housing provides 104 dwelling units on a 31,173 square foot site. The sole commercial property here is the Washington Mall, situated on a 279,317 square foot site. The Boston YMCA at 401 Warren Street covers 131,926 square feet, or 11 percent of precinct parcel area.

DUDLEY STUDY AREA

PERCENT OF LAND AREA THAT IS TAX EXEM

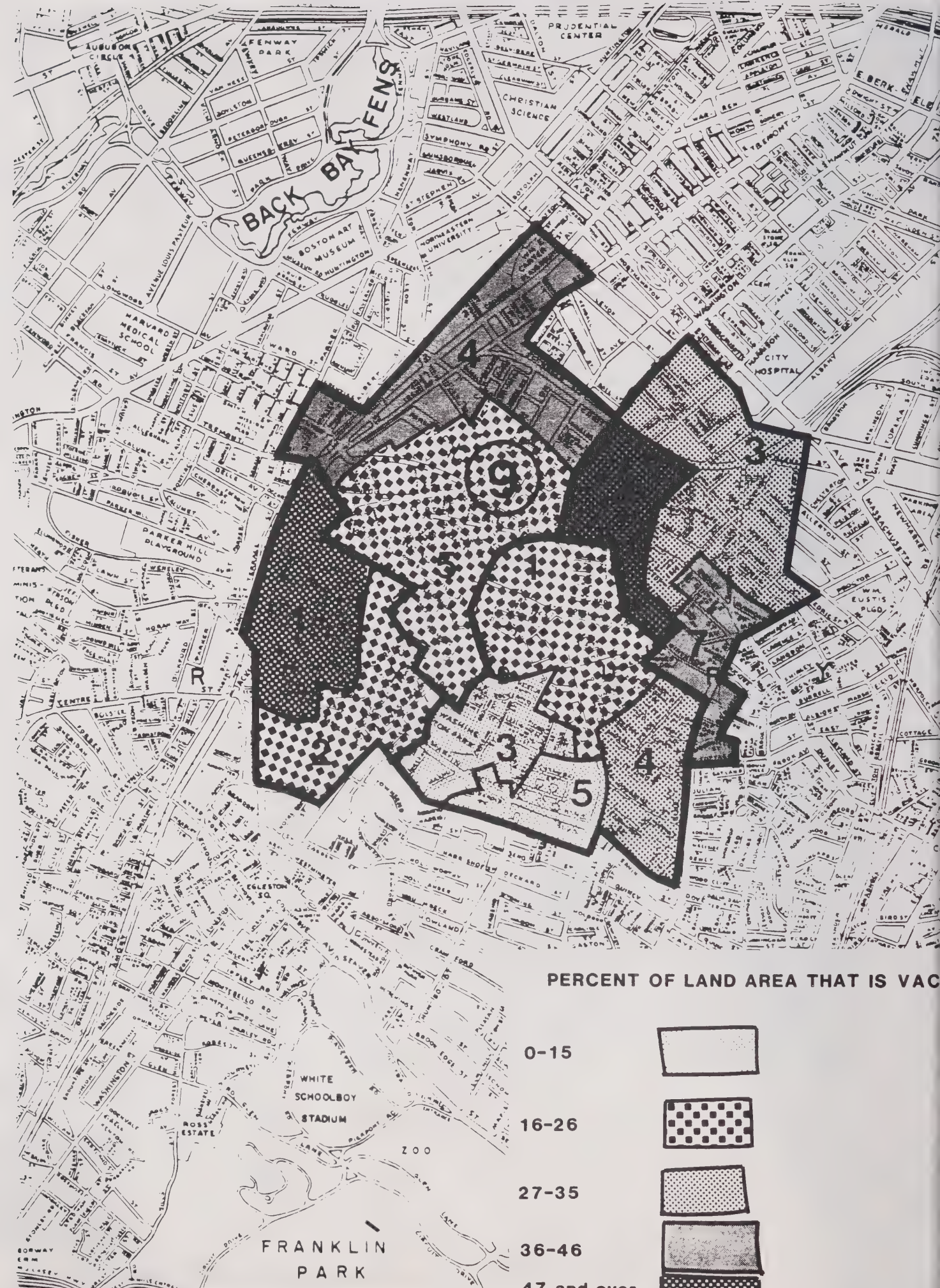
16-31

32-45

46-60

61-81

11 PRECINCT AVERAGE 50.4


PERCENT OF LAND AREA THAT IS VAC
0-15
16-26
27-35
36-46
47 and over
FENWAY PARK
BACK BAY FENS
PRUDENTIAL CENTER
CHRISTIAN SCIENCE
BOSTON ART MUSEUM
HARVARD MEDICAL SCHOOL
PARKER HILL PLAYGROUND
CITY HOSPITAL
EUSTIS PLGD.
WHITE SCHOOLBOY STADIUM
ROSS ESTATE
ZOO
FRANKLIN PARK
1
2
3
4
5

FISCAL FEATURES OF ROXBURY AND THE DUDLEY SQUARE AREA: FORECLOSURES, TAX DELINQUENCY, AND PROSPECTS FOR REVENUE PRODUCTIVITY

The events and conditions that led to Roxbury's economic underutilization of human, infrastructure, and realty resources have also resulted in poor fiscal productivity, as evidenced by tax foreclosures, exemption, delinquency, and reduced tax base. By adding value to the neighborhood through effective planning and tax base management, the city will generate a fiscal dividend that will benefit all neighborhoods through higher public service and investment levels.

A crucial first step has already been taken with the notable property tax reductions and stability accomplished through the successful implementation of Proposition 2½ and the major administrative improvements that allowed the Boston Assessing Department to achieve equalization with classification. These significant tax reforms and reductions have brought Roxbury property taxes down to a level consistent with property values, resident income, and business profitability. Attainment of the goals of expanded employment opportunities and higher income for residents, more profitable business operations, property improvements, and development would also achieve a sustained source of new city revenues.

Economic productivity is the ultimate source of tax revenues. Boston City government's "piece of the pie" has never been slimmer, but the prospects for a growing pie have never been greater. In 1984 Boston property taxes were just 1.6 percent of Gross City Product, a broad measure of income earned at jobs within the City and the value added by capital, technology, and organization. In 1977 taxes were 4.2 percent of Gross City Product (GCP). Between these two years, GCP grew by 195 percent, from $10.7 billion to $20.9 billion.

The prospects for further growth are very strong, and as this economic growth translates into tax base growth, the "growth dividend" amendment to Proposition 2½ will allow some city revenue and service expansion. The growth dividend consists of the new taxes to be collected from new development, returning exempt property to the tax rolls, and the upgrading of existing taxable properties that results in at least a 50 percent value enhancement over one year.

Low Economic and Fiscal Productivity of the Present Tax Base: Prospects for Growth

Total property taxes levied within the one-square mile Dudley Square land use study area are under $2.8 million for FY1985. This is an average of 9.3 cents per square foot of all land area or 18.7 cents per square foot of taxable area. The corresponding citywide averages were 28 cents and 57.8 cents, respectively, or three times as great. Although Roxbury is a microcosm of Boston, with residential, commercial, industrial, government, and institutional uses, values here are lower. Bringing the present tax base of this one square mile up to the city average productivity level could finance $5.6 million in annual city services.

The average assessed value for Boston single-family homes is $63,614 in FY1985, but the Roxbury average is $30,556. Such "average" homes situated on 3,500 square foot lots represent $18.05 and $8.73 per square foot of land respectively. Tax bills (for owner-occupants) are 26 cents and 11 cents per land square foot, respectively. More employment and income for Roxbury households and homeowners would allow them to improve their homes and pay more taxes. First the income, then the taxes. With higher incomes, residents would not have to fear

FISCAL FEATURES OF ROXBURY AND THE DUDLEY SQUARE AREA: FORECLOSURES, TAX DELINQUENCY, AND PROSPECTS FOR REVENUE PRODUCTIVITY

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perhaps three-quarters of a million square feet of this will be used for development. Taken together, these 4.7 million square feet would yield $2.7 million of tax revenue annually at the city average productivity rate. In fact, the yield is likely to be much greater due to the strategic location of some of this property and the intensity of development now being planned for it.

Tax Delinquency

Tax delinquency in the four Roxbury wards (8, 9, 11 and 12) is a very severe problem. About one-third of the taxable parcels here are in "tax title," i.e., they have municipal liens placed against them for back taxes and interest due. One-third of these tax title properties are vacant land. In fact, 49 percent of all privately-owned vacant land parcels in these wards owe back taxes! The total amount due from all tax title properties in these four wards is about $28 million.

The transformations that are taking place in Roxbury's real estate markets are changing the context of tax delinquency here, with improved prospects for the payment of back taxes and the "clearing" of property titles. While this tax debt is substantial, rising values are lowering the debt/value ratios of some properties and strengthening the economic motive for payment and redemption. Improved procedures within City Hall are speeding and prioritizing the foreclosure process, and disposition procedures for foreclosed properties are being improved also. See the Report of the Property Disposition Committee, Abandoned Property in Boston. Revisions to the tax forgiveness act, Section 8 of Massachusetts General Laws, Chapter 58 ("8 of 58") championed by Mayor Flynn and recently signed into law by Governor Dukakis hold promise for

displacement, but instead they would enjoy higher living standards, better housing, and enhanced property equity. We have seen that there is plenty of room for their future new neighbors.

Commercial property in the Dudley Square area shows similarly low economic and fiscal productivity. Within the square mile land use study area the 170 commercial properties have an average assessed value of $10.70 per land square foot. FY85 property taxes are 33.6 cents per land square foot. A business property with a floor/area ratio (FAR) of 4 for which profitability translated into an economic value of $100 per building square foot and would be worth $400 per land square foot and would provide $12.56 in tax revenue per land square foot. A business property with a FAR of one worth $50 per building square foot would yield $1.58 in taxes per land square foot.

The improved economic welfare of residents and business in any neighborhood increases the value of municipal services and so the welfare of all city residents and businesses.

Tax-exempt Property and Tax Foreclosures

The 50 percent proportion of land area within the Dudley Square land use study area is identical to the Boston City average. The composition of this exempt area is not typical, however. Nearly eleven percent of this exempt area (1.6 million square feet) is comprised of 469 city tax-foreclosed parcels. The BRA holds 2.3 million square feet or 15.6 percent of exempt area in trust for future development. (These figures exclude the 1.3 million square feet technically "owned" by the BRA but incorporated into the Campus High/Occupational Resource Center complex.) The MBTA owns almost 1.4 million square feet of land, and

C I T Y O F B O S T O N

DATE 03/04/85

O F F I C E O F T H E C O L L E C T O R - T R E A S U R E R

TOTAL DUE AND ITEM COUNT BY WARD/LAND-USE

WARD 08 SUMMARY

R1	COUNT	53	R1	TOTAL-DUE	241,859.39
R2	COUNT	31	R2	TOTAL-DUE	121,758.46
R3	COUNT	83	R3	TOTAL-DUE	578,123.77
R4	COUNT	27	R4	TOTAL-DUE	358,571.07
RL	COUNT	209	RL	TOTAL-DUE	1,657,149.63
RC	COUNT	16	RC	TOTAL-DUE	244,478.60
A	COUNT	2	A	TOTAL-DUE	726.32
AH	COUNT		AH	TOTAL-DUE	.00
CD	COUNT	3	CD	TOTAL-DUE	6,749.79
CP	COUNT		CP	TOTAL-DUE	.00
EA	COUNT	1	EA	TOTAL-DUE	196.36
E	COUNT	19	E	TOTAL-DUE	220,403.59
C	COUNT	43	C	TOTAL-DUE	968,296.35
CC	COUNT	2	CC	TOTAL-DUE	1,102.53
CL	COUNT	135	CL	TOTAL-DUE	980,924.01
CM	COUNT		CM	TOTAL-DUE	.00
I	COUNT	23	I	TOTAL-DUE	1,149,531.59
OTHERS	COUNT	28	OTHERS	TOTAL-DUE	147,596.99
WARD	COUNT	676	WARD	TOTAL-DUE	6,677,468.45

Source: Office of the Collector-Treasurer
Department of Management Information Services

the 1,122 one- to six-unit residential properties (one-fifth of all such properties) that are in tax title in these four wards. The revisions to "8 of 58" are designed to speed the process.

Solutions to the tax title problem are crucial to Roxbury and the City, both because of the revenue implications of redemption and future tax collections and also due to the need to restore normal realty market mechanisms in this strategic neighborhood. The value of Roxbury's future far outweighs the liabilities of its past.

C I T Y O F B O S T O N

DATE 03/04/85

O F F I C E O F T H E C O L L E C T O R - T R E A S U R E R

TOTAL DUE AND ITEM COUNT BY WARD/LAND-USE

WARD 11 SUMMARY

R1	COUNT	73	R1	TOTAL-DUE	211,505.79
R2	COUNT	65	R2	TOTAL-DUE	268,106.21
R3	COUNT	170	R3	TOTAL-DUE	1,129,856.58
R4	COUNT	30	R4	TOTAL-DUE	434,421.43
RL	COUNT	205	RL	TOTAL-DUE	1,678,777.11
RC	COUNT	17	RC	TOTAL-DUE	295,821.55
A	COUNT	20	A	TOTAL-DUE	323,011.39
AH	COUNT		AH	TOTAL-DUE	.00
CD	COUNT	1	CD	TOTAL-DUE	33,706.97
CP	COUNT		CP	TOTAL-DUE	.00
EA	COUNT	1	EA	TOTAL-DUE	448.79
E	COUNT	31	E	TOTAL-DUE	558,251.83
C	COUNT	45	C	TOTAL-DUE	1,251,106.65
CC	COUNT		CC	TOTAL-DUE	.00
CL	COUNT	66	CL	TOTAL-DUE	641,628.06
CM	COUNT		CM	TOTAL-DUE	.00
I	COUNT	6	I	TOTAL-DUE	24,680.39
OTHERS	COUNT	23	OTHERS	TOTAL-DUE	128,791.48
WARD	COUNT	76[illegible]	WARD	TOTAL-DUE	6,980,114.23

Source: Office of the Collector-Treasurer
Department of Management Information Services

OFFICE OF THE COLLECTOR-TREASURER

TOTAL DUE AND ITEM COUNT BY MARD/LAND-USE

MARD 09 SUMMARY

R1	COUNT	36	R1	TOTAL-DUE	156,512.21
R2	COUNT	23	R2	TOTAL-DUE	170,997.25
R3	COUNT	63	R3	TOTAL-DUE	515,546.06
R4	COUNT	63	R4	TOTAL-DUE	547,470.09
RL	COUNT	78	RL	TOTAL-DUE	712,657.25
RC	COUNT	39	RC	TOTAL-DUE	482,869.78
A	COUNT	13	A	TOTAL-DUE	198,882.29
AH	COUNT		AH	TOTAL-DUE	.00
CD	COUNT	3	CD	TOTAL-DUE	5,068.66
CP	COUNT		CP	TOTAL-DUE	.00
EA	COUNT	18	EA	TOTAL-DUE	52,635.99
E	COUNT	83	E	TOTAL-DUE	839,135.77
C	COUNT	34	C	TOTAL-DUE	857,146.22
CC	COUNT		CC	TOTAL-DUE	.00
CL	COUNT	57	CL	TOTAL-DUE	683,223.91
CM	COUNT		CM	TOTAL-DUE	.00
I	COUNT		I	TOTAL-DUE	.00
OTHERS	COUNT	151	OTHERS	TOTAL-DUE	1,019,152.42
MARD	COUNT	661	MARD	TOTAL-DUE	6,241,297.90

Source: Office of the Collector-Treasurer
Department of Management Information Services

C I T Y O F B O S T O N

DATE 03/04/85

O F F I C E O F T H E C O L L E C T O R - T R E A S U R E R

TOTAL DUE AND ITEM COUNT BY WARD/LAND-USE

Wards 8, 9, 11, and 12

TOTAL SUMMARY

R1	COUNT	261	R1	TOTAL-DUE	1,184,738.80
R2	COUNT	247	R2	TOTAL-DUE	1,361,714.34
R3	COUNT	440	R3	TOTAL-DUE	3,201,652.38
R4	COUNT	174	R4	TOTAL-DUE	1,905,175.21
RL	COUNT	686	RL	TOTAL-DUE	5,850,423.22
RC	COUNT	89	RC	TOTAL-DUE	1,276,260.94
A	COUNT	103	A	TOTAL-DUE	1,439,826.12
AH	COUNT		AH	TOTAL-DUE	.00
CD	COUNT	23	CD	TOTAL-DUE	45,525.42
CP	COUNT		CP	TOTAL-DUE	.00
EA	COUNT	20	EA	TOTAL-DUE	53,281.14
E	COUNT	168	E	TOTAL-DUE	2,128,277.03
C	COUNT	164	C	TOTAL-DUE	4,388,564.22
CC	COUNT	2	CC	TOTAL-DUE	1,102.53
CL	COUNT	285	CL	TOTAL-DUE	2,647,066.95
CM	COUNT		CM	TOTAL-DUE	.00
I	COUNT	29	I	TOTAL-DUE	1,174,211.98
OTHERS	COUNT	255	OTHERS	TOTAL-DUE	1,552,336.05
TOTAL	COUNT	2,946	TOTAL	TOTAL-DUE	28,210,156.33

Source: Office of the Collector-Treasurer
Department of Management Information Services

TOTAL DUE AND ITEM COUNT BY WARD/LAND-USE

WARD 12 SUMMARY

R1	COUNT	99	R1	TOTAL-DUE	574,861.41
R2	COUNT	128	R2	TOTAL-DUE	800,852.42
R3	COUNT	124	R3	TOTAL-DUE	978,125.97
R4	COUNT	54	R4	TOTAL-DUE	564,712.62
RL	COUNT	194	RL	TOTAL-DUE	1,801,839.23
RC	COUNT	17	RC	TOTAL-DUE	253,091.01
A	COUNT	67	A	TOTAL-DUE	917,206.12
AH	COUNT		AH	TOTAL-DUE	.00
CD	COUNT		CD	TOTAL-DUE	.00
CP	COUNT		CP	TOTAL-DUE	.00
EA	COUNT		EA	TOTAL-DUE	.00
E	COUNT	35	E	TOTAL-DUE	510,485.84
C	COUNT	42	C	TOTAL-DUE	1,312,015.00
CC	COUNT		CC	TOTAL-DUE	.00
CL	COUNT	27	CL	TOTAL-DUE	341,290.97
CM	COUNT		CM	TOTAL-DUE	.00
I	COUNT		I	TOTAL-DUE	.00
OTHERS	COUNT	53	OTHERS	TOTAL-DUE	256,795.16
WARD	COUNT	840	WARD	TOTAL-DUE	8,311,275.75

Source: Office of the Collector-Treasurer
Department of Management Information Services

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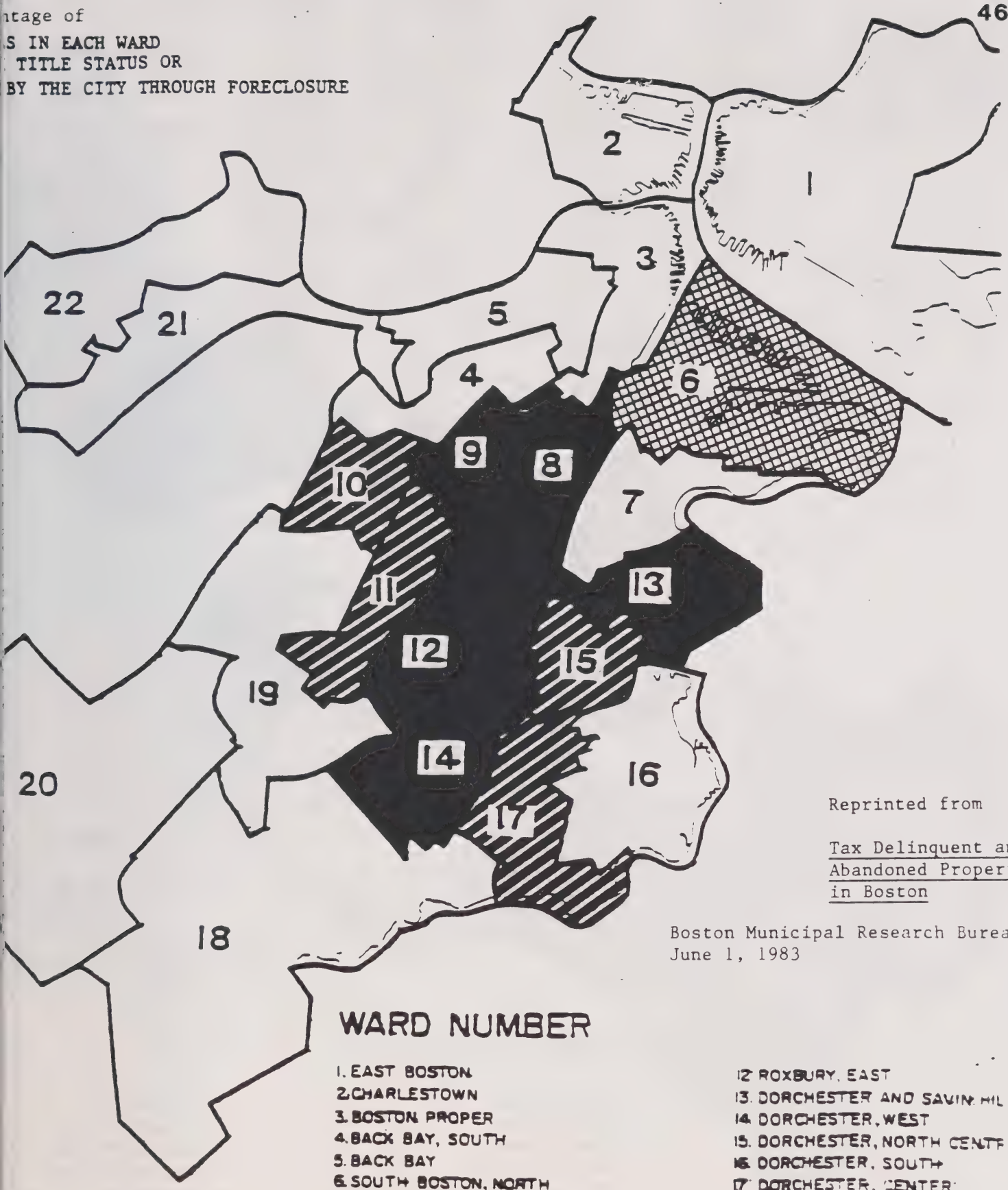
S IN EACH WARD
TITLE STATUS OR
BY THE CITY THROUGH FORECLOSURE



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Tax Delinquent and Abandoned Property in Boston

Boston Municipal Research Bureau
June 1, 1983

WARD NUMBER

1. EAST BOSTON
2. CHARLESTOWN
3. BOSTON PROPER
4. BACK BAY, SOUTH
5. BACK BAY
6. SOUTH BOSTON, NORTH
7. SOUTH BOSTON, SOUTH
8. ROXBURY, EAST AND SOUTH
9. ROXBURY, CENTRAL
10. ROXBURY, WEST
11. ROXBURY, SOUTH, EGLESTON SQUARE AND FOREST HILLS
12. ROXBURY, EAST
13. DORCHESTER AND SAVIN HIL
14. DORCHESTER, WEST
15. DORCHESTER, NORTH CENTR
16. DORCHESTER, SOUTH
17. DORCHESTER, CENTER
18. HYDE PARK AND MATTAPAN
19. JAMAICA PLAIN AND ROSLIN
20. WEST ROXBURY, ROSLINDAL
21. BRIGHTON, SOUTH
22. BRIGHTON, NORTH

less than 10%

10 to 15%

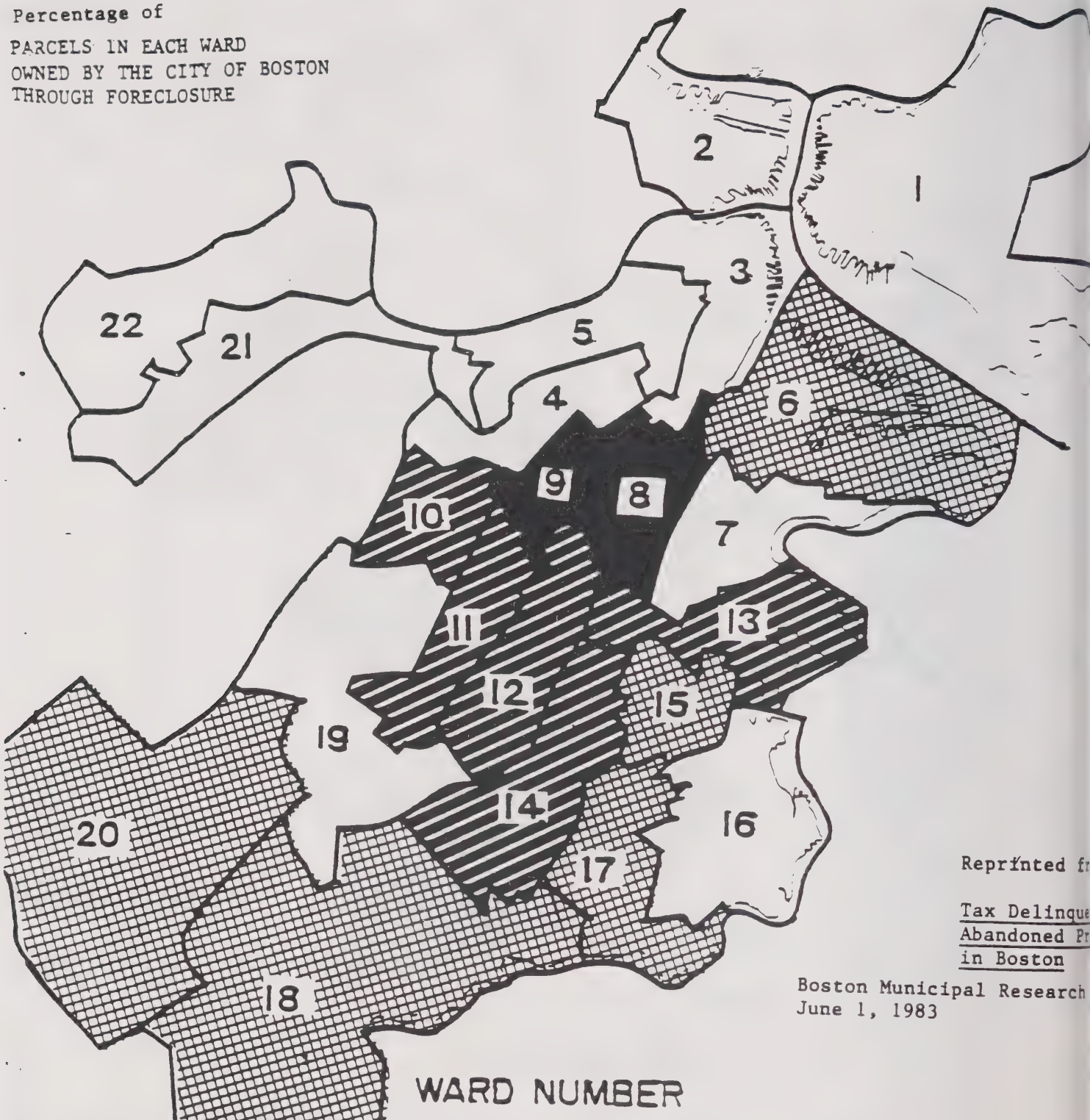
15.1 to 25%

more than 25.1%

WARDS, CITY OF BOSTON

Percentage of

PARCELS IN EACH WARD
OWNED BY THE CITY OF BOSTON
THROUGH FORECLOSURE



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13. DORCHESTER AND SAVIN
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16. DORCHESTER, SOUTH
17. DORCHESTER, CENTER
18. HYDE PARK AND MATTA
19. JAMAICA PLAIN AND ROS
20. WEST ROXBURY, ROSL.NO
21. BRIGHTON, SOUTH
22. BRIGHTON, NORTH

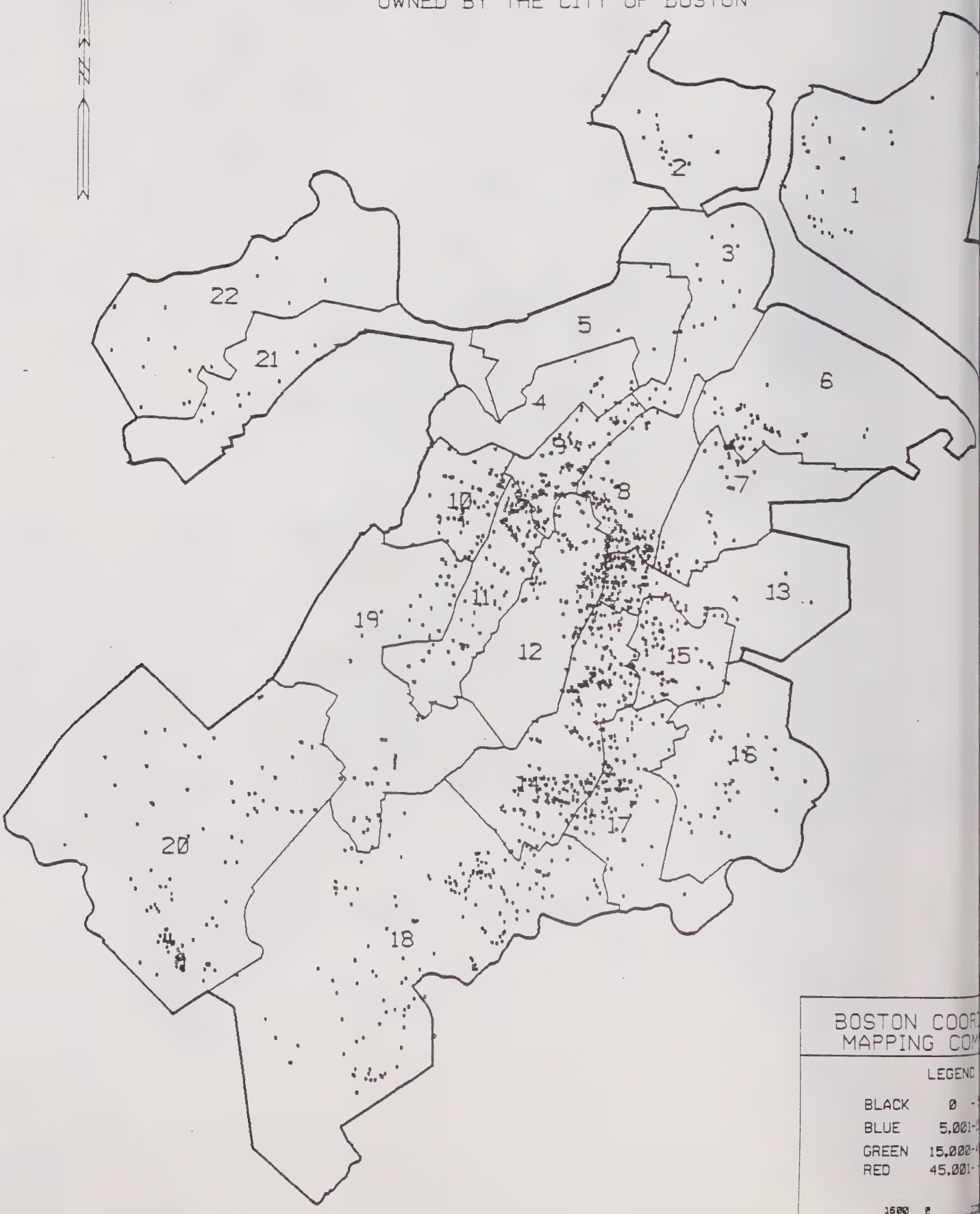
KEY

- less than 2%
- 2 to 4%
- 4.1 to 10%
- more than 10.1%

WARDS, CITY OF BOSTON

REAL PROPERTY DEPARTMENT

FORECLOSED REAL ESTATE
OWNED BY THE CITY OF BOSTON



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RED	45,ØØ1-

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Appendix

Detailed tables of land area, assessed value, and taxes for taxable and exempt property in the Dudley Square area of Roxbury.

Following are three sets of tables for eleven Roxbury precincts:

Ward	Precincts
8	3,4,7
9	4,5
11	1,2
12	1,3,4,5

The three sets of tables are:

1) Total and average property land areas, assessments, and taxes with percent local composition for all land uses.

2) Exempt property ownership in the Dudley Square Area.*

3) Exempt property land use: parcel count, land area, and assessed value.**

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* Caution must be used in viewing these tables since they are sometimes not fully informative even where technically correct. For instance: in Ward 9, precinct 5, and in the "eleven precinct grand totals," at least 1,283,807 square feet of land in 22 parcels valued at $19,939,200 listed as belonging to the BRA is actually a part of the Campus High/Occupational Resource Center complex. Title to these properties has not yet been conveyed to the city to be recorded as "School" property.

** Caution: categorization is sometimes ambiguous or not fully detailed.

Source: City of Boston Assessing Department. We wish to acknowledge and thank Mr. Charlie Davis, Director of Assessing Management Information Services and Ms. Caroline Reilly, staff technician for their valuable work.

Analysis: BRA Research Department.

WARD 8 PCT. 3

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	1	5,081	$19,600	$321.83
% COMPOSITION	0.2	0.1	0.0	0.0
PARCEL AVERAGE		5,081	$19,600	$321.83
COMMERCIAL	24	371,769	$2,619,900	$82,160.06
% COMPOSITION	5.2	9.6	5.0	9.3
PARCEL AVERAGE		15,490	$109,163	$3,423.34
COMM.LAND	192	916,348	$2,340,700	$73,404.35
% COMPOSITION	41.6	23.5	4.4	8.3
PARCEL AVERAGE		4,773	$12,191	$382.31
EXEMPT	101	962,475	$21,817,000	$.00
% COMPOSITION	21.9	24.7	41.4	0.0
PARCEL AVERAGE		9,529	$216,010	$.00
INDUSTRIAL	37	1,144,251	$16,889,000	$529,639.04
% COMPOSITION	8.0	29.4	32.1	59.8
PARCEL AVERAGE		30,926	$456,459	$14,314.57
1 FAM.	23	72,137	$452,600	$7,431.69
% COMPOSITION	5.0	1.9	0.9	0.8
PARCEL AVERAGE		3,136	$19,678	$323.12
2 FAM.	14	54,447	$309,800	$5,086.92
% COMPOSITION	3.0	1.4	0.6	0.6
PARCEL AVERAGE		3,889	$22,129	$363.35
3 FAM.	21	49,975	$778,800	$12,787.90
% COMPOSITION	4.5	1.3	1.5	1.4
PARCEL AVERAGE		2,380	$37,086	$608.95
4-6 UNITS	7	23,673	$489,600	$8,039.23
% COMPOSITION	1.5	0.6	0.9	0.9
PARCEL AVERAGE		3,382	$69,943	$1,148.46
MIXED R-C	8	185,554	$6,916,700	$165,585.80
% COMPOSITION	1.7	4.8	13.1	18.7
PARCEL AVERAGE		23,194	$864,588	$20,698.22
RESID.LAND	34	106,021	$40,200	$660.08
% COMPOSITION	7.4	2.7	0.1	0.1
PARCEL AVERAGE		3,118	$1,182	$19.41
TOTALS	462	3,891,731	$52,673,900	$885,116.91

DUDLEY SQUARE NEIGHBORHOOD :TOTAL AND AVERAGE PROPERTY AREAS, ASSESSMENTS, AND TAXES
WITH PERCENT LOCAL COMPOSITION FOR ALL LAND USES

GRAND TOTALS FOR 11 DUDLEY PRECINCTS

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	57	985,434	$14,962,400	$245,682.61
% COMPOSITION	1.4	3.3	4.4	8.9
PARCEL AVERAGE		17,288	$262,498	$4,310.22
COMMERCIAL	170	2,164,871	$23,165,500	$726,470.08
% COMPOSITION	4.1	7.3	6.8	26.3
PARCEL AVERAGE		12,735	$136,268	$4,273.35
COMM.LAND	353	1,952,447	$4,121,600	$129,253.38
% COMPOSITION	8.6	6.6	1.2	4.7
PARCEL AVERAGE		5,531	$11,676	$366.16
EXEMPT	1,248	14,932,310	$219,839,255	$.00
% COMPOSITION	30.3	50.4	64.3	0.0
PARCEL AVERAGE		11,965	$176,153	$.00
INDUSTRIAL	44	1,249,272	$17,703,100	$555,169.22
% COMPOSITION	1.1	4.2	5.2	20.1
PARCEL AVERAGE		28,393	$402,343	$12,617.48
1 FAM.	488	1,806,815	$12,643,600	$207,607.91
% COMPOSITION	11.8	6.1	3.7	7.5
PARCEL AVERAGE		3,702	$25,909	$425.43
2 FAM.	376	1,610,695	$11,121,500	$182,615.03
% COMPOSITION	9.1	5.4	3.3	6.6
PARCEL AVERAGE		4,284	$29,578	$485.68
3 FAM.	560	1,720,103	$17,846,700	$293,042.81
% COMPOSITION	13.6	5.8	5.2	10.6
PARCEL AVERAGE		3,072	$31,869	$523.29
4-6 UNITS	120	535,263	$6,694,300	$109,920.41
% COMPOSITION	2.9	1.8	2.0	4.0
PARCEL AVERAGE		4,461	$55,786	$916.00
MIXED R-C	91	470,251	$12,106,700	$289,834.40
% COMPOSITION	2.2	1.6	3.5	10.5
PARCEL AVERAGE		5,168	$133,041	$3,184.99
RESID.LAND	617	2,218,944	$1,541,500	$25,311.43
% COMPOSITION	15.0	7.5	0.5	0.9
PARCEL AVERAGE		3,596	$2,498	$41.02
TOTALS	4,124	29,646,405	$341,746,155	$2,764,907.27

WARD 8 PCT. 7

	PARCELS COUNT	AREA SQ	ASSESSMENT $	TAXES $
APARTMENT	2	16,	$336,700	$5,528.61
% COMPOSITION	0.5		3.0	5.1
PARCEL AVERAGE		8,3	$168,350	$2,764.31
COMMERCIAL	7	34,879	$284,700	$8,928.19
% COMPOSITION	1.8	2.3	2.5	8.2
PARCEL AVERAGE		4,983	$40,671	$1,275.46
M.LAND	19	86,870	$236,700	$4,274.37
COMPOSITION	4.8	5.6	1.2	3.9
PARCEL AVERAGE		4,572	$7,174	$224.97
EXEMPT	98	477,594	$5,105,400	$.00
% COMPOSITION	24.6	30.8	45.7	0.0
PARCEL AVERAGE		4,873	$52,096	$.00
INDUSTRIAL				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
1 FAM.	56	232,165	$1,251,600	$20,551.27
% COMPOSITION	14.1	15.0	11.2	19.0
PARCEL AVERAGE		4,146	$22,350	$366.99
2 FAM.	39	185,611	$1,001,200	$16,439.70
% COMPOSITION	9.8	12.0	9.0	15.2
PARCEL AVERAGE		4,759	$25,672	$421.53
3 FAM.	60	163,075	$1,720,500	$28,250.61
% COMPOSITION	15.1	10.5	15.4	26.1
PARCEL AVERAGE		2,718	$28,675	$470.84
4-6 UNITS	12	66,713	$832,100	$13,663.08
% COMPOSITION	3.0	4.3	7.5	12.6
PARCEL AVERAGE		5,559	$69,342	$1,138.59
MIXED R-C	5	25,737	$325,000	$7,780.50
% COMPOSITION	1.3	1.7	2.9	7.2
PARCEL AVERAGE		5,147	$65,000	$1,556.10
RESID.LAND	100	258,949	$171,700	$2,819.31
% COMPOSITION	25.1	16.7	1.5	2.6
PARCEL AVERAGE		2,589	$1,717	$28.19
TOTALS	398	1,548,345	$11,165,200	$108,235.66

WARD 8 PCT. 4

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	4	26,117	$557,200	$9,149.22
% COMPOSITION	2.5	1.5	4.7	6.9
PARCEL AVERAGE		6,529	$139,300	$2,287.31
COMMERCIAL	22	233,659	$2,452,300	$76,904.13
% COMPOSITION	13.7	13.1	20.9	58.0
PARCEL AVERAGE		10,621	$111,468	$3,495.64
COMM.LAND	22	410,151	$571,400	$17,919.10
% COMPOSITION	13.7	23.0	4.9	13.5
PARCEL AVERAGE		18,643	$25,973	$814.50
EXEMPT	41	860,260	$6,665,600	$.00
% COMPOSITION	25.6	48.2	56.7	0.0
PARCEL AVERAGE		20,982	$162,576	$.00
INDUSTRIAL	1	20,391	$158,400	$4,967.42
% COMPOSITION	0.6	1.1	1.3	3.7
PARCEL AVERAGE		20,391	$158,400	$4,967.42
1 FAM.	9	63,461	$297,800	$4,889.88
% COMPOSITION	5.6	3.6	2.5	3.7
PARCEL AVERAGE		7,051	$33,089	$543.32
2 FAM.	2	6,059	$52,500	$862.05
% COMPOSITION	1.2	0.3	0.4	0.6
PARCEL AVERAGE		3,030	$26,250	$431.02
3 FAM.	22	50,112	$687,600	$11,290.39
% COMPOSITION	13.7	2.8	5.8	8.5
PARCEL AVERAGE		2,278	$31,255	$513.20
4-6 UNITS	1	3,766	$23,700	$389.15
% COMPOSITION	0.6	0.2	0.2	0.3
PARCEL AVERAGE		3,766	$23,700	$389.15
MIXED R-C	2	9,972	$204,000	$4,883.76
% COMPOSITION	1.2	0.6	1.7	3.7
PARCEL AVERAGE		4,986	$102,000	$2,441.88
RESID.LAND	34	102,588	$86,000	$1,412.12
% COMPOSITION	21.2	5.7	0.7	1.1
PARCEL AVERAGE		3,017	$2,529	$41.53
TOTALS	160	1,786,536	$11,756,500	$132,667.23

WARD 9 PCT. 5

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	4	29,832	$866,200	$14,223.00
% COMPOSITION	0.5	0.5	0.8	4.6
PARCEL AVERAGE		7,458	$216,550	$3,555.75
COMMERCIAL	38	277,582	$5,006,200	$156,994.43
% COMPOSITION	5.1	5.1	4.9	51.2
PARCEL AVERAGE		7,305	$131,742	$4,131.43
COMM.LAND	43	132,703	$227,200	$7,124.99
% COMPOSITION	5.7	2.4	0.2	2.3
PARCEL AVERAGE		3,086	$5,284	$165.70
EXEMPT	344	3,901,609	$88,984,575	$.00
% COMPOSITION	45.7	71.1	86.9	0.0
PARCEL AVERAGE		11,342	$258,676	$.00
INDUSTRIAL	1	8,799	$88,200	$2,765.95
% COMPOSITION	0.1	0.2	0.1	0.9
PARCEL AVERAGE		8,799	$88,200	$2,765.95
1 FAM.	61	232,658	$1,493,300	$24,519.99
% COMPOSITION	8.1	4.2	1.5	8.0
PARCEL AVERAGE		3,814	$24,480	$401.97
2 FAM.	61	234,695	$1,699,200	$27,900.86
% COMPOSITION	8.1	4.3	1.7	9.1
PARCEL AVERAGE		3,847	$27,856	$457.39
3 FAM.	88	209,648	$2,452,500	$40,270.05
% COMPOSITION	11.7	3.8	2.4	13.1
PARCEL AVERAGE		2 382	$27,869	$457.61
4-6 UNITS	12	54,582	$454,600	$7,464.53
% COMPOSITION	1.6	1.0	0.4	2.4
PARCEL AVERAGE		4,549	$37,883	$622.04
MIXED R-C	16	94,363	$978,800	$23,432.47
% COMPOSITION	2.1	1.7	1.0	7.6
PARCEL AVERAGE		5,898	$61,175	$1,464.53
RESID.LAND	84	313,806	$132,900	$2,182.22
% COMPOSITION	11.2	5.7	0.1	0.7
PARCEL AVERAGE		3,736	$1,582	$25.98
TOTALS	752	5,490,277	$102,383,675	$306,878.50

WARD 9 PCT. 4

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	5	24,982	$635,600	$10,436.55
% COMPOSITION	1.2	0.7	2.0	4.6
PARCEL AVERAGE		4,996	$127,120	$2,087.31
COMMERCIAL	17	262,013	$3,701,600	$116,082.18
% COMPOSITION	4.0	7.3	11.4	50.9
PARCEL AVERAGE		15,413	$217,741	$6,828.36
COMM.LAND	33	182,898	$411,000	$12,838.96
% COMPOSITION	7.7	5.1	1.3	5.7
PARCEL AVERAGE		5,542	$12,455	$390.57
EXEMPT	273	2,882,396	$23,764,000	$.00
% COMPOSITION	63.6	80.8	73.0	0.0
PARCEL AVERAGE		10,558	$87,048	$.00
INDUSTRIAL	3	46,104	$471,000	$14,770.56
% COMPOSITION	0.7	1.3	1.4	6.5
PARCEL AVERAGE		15,368	$157,000	$4,923.52
1 FAM.	13	18,608	$351,600	$5,773.27
% COMPOSITION	3.0	0.5	1.1	2.5
PARCEL AVERAGE		1,431	$27,046	$444.10
2 FAM.	3	4,898	$79,200	$1,300.46
% COMPOSITION	0.7	0.1	0.2	0.6
PARCEL AVERAGE		1,633	$26,400	$433.49
3 FAM.	20	27,089	$509,900	$8,372.56
% COMPOSITION	4.7	0.8	1.6	3.7
PARCEL AVERAGE		1,354	$25,495	$418.63
4-6 UNITS	9	18,816	$535,400	$8,791.27
% COMPOSITION	2.1	0.5	1.6	3.9
PARCEL AVERAGE		2,091	$59,489	$976.81
MIXED R-C	30	55,616	$2,057,000	$49,244.58
% COMPOSITION	7.0	1.6	6.3	21.6
PARCEL AVERAGE		1,854	$68,567	$1,641.49
RESID.LAND	23	44,937	$23,400	$384.23
% COMPOSITION	5.4	1.3	0.1	0.2
PARCEL AVERAGE		1,954	$1,017	$16.71
TOTALS	429	3,568,357	$32,539,700	$228,044.62

WARD 11 PCT. 2

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	6	351,263	$2,884,000	$47,335.28
% COMPOSITION	2.1	13.8	14.0	35.1
PARCEL AVERAGE		58,547	$480,667	$7,892.55
COMMERCIAL	5	23,245	$160,400	$5,030.14
% COMPOSITION	1.7	0.9	0.8	3.7
PARCEL AVERAGE		4,649	$32,080	$1,006.03
COMM.LAND	10	93,462	$135,800	$4,258.69
% COMPOSITION	3.4	3.7	0.7	3.2
PARCEL AVERAGE		9,346	$13,580	$425.87
EXEMPT	65	1,077,266	$12,687,000	$.00
% COMPOSITION	22.4	42.2	61.7	0.0
PARCEL AVERAGE		16,573	$195,185	$.00
INDUSTRIAL				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
1 FAM.	43	246,405	$1,346,600	$22,111.17
% COMPOSITION	14.8	9.6	6.5	16.4
PARCEL AVERAGE		5,730	$31,316	$514.21
2 FAM.	35	180,715	$1,183,300	$19,429.79
% COMPOSITION	12.1	7.1	5.8	14.4
PARCEL AVERAGE		5,163	$33,809	$555.14
3 FAM.	46	152,376	$1,682,700	$27,629.93
% COMPOSITION	15.9	6.0	8.2	20.5
PARCEL AVERAGE		3,313	$36,580	$600.65
4-6 UNITS	2	10,692	$128,000	$2,101.76
% COMPOSITION	0.7	0.4	0.6	1.6
PARCEL AVERAGE		5,346	$64,000	$1,050.88
MIXED R-C	4	14,468	$129,100	$3,090.65
% COMPOSITION	1.4	0.6	0.6	2.3
PARCEL AVERAGE		3,617	$32,275	$772.66
RESID.LAND	74	403,929	$226,600	$3,720.77
% COMPOSITION	25.5	15.8	1.1	2.8
PARCEL AVERAGE		5,459	$3,062	$50.28
TOTALS	290	2,553,841	$20,563,500	$134,728.19

WARD 11 PCT. 1

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	3	19,838	$271,400	$4,456.39
% COMPOSITION	0.6	0.7	1.8	2.6
PARCEL AVERAGE		6,613	$90,467	$1,485.46
COMMERCIAL	11	150,179	$939,500	$29,462.72
% COMPOSITION	2.2	5.4	6.2	17.4
PARCEL AVERAGE		13,653	$85,409	$2,678.43
COMM.LAND	10	23,515	$37,800	$1,185.41
% COMPOSITION	2.0	0.8	0.3	0.7
PARCEL AVERAGE		2,352	$3,780	$118.54
EXEMPT	167	1,554,653	$5,803,600	$.00
% COMPOSITION	34.2	56.2	38.5	0.0
PARCEL AVERAGE		9,309	$34,752	$.00
INDUSTRIAL	2	29,727	$96,500	$3,026.24
% COMPOSITION	0.4	1.1	0.6	1.8
PARCEL AVERAGE		14,864	$48,250	$1,513.12
1 FAM.	52	182,054	$1,848,000	$30,344.16
% COMPOSITION	10.6	6.6	12.3	17.9
PARCEL AVERAGE		3,501	$35,538	$583.54
2 FAM.	38	125,987	$1,717,900	$28,207.92
% COMPOSITION	7.8	4.6	11.4	16.6
PARCEL AVERAGE		3,315	$45,208	$742.31
3 FAM.	79	243,398	$3,137,900	$51,524.32
% COMPOSITION	16.2	8.8	20.8	30.4
PARCEL AVERAGE		3,081	$39,720	$652.21
4-6 UNITS	18	70,718	$763,200	$12,531.74
% COMPOSITION	3.7	2.6	5.1	7.4
PARCEL AVERAGE		3,929	$42,400	$696.21
MIXED R-C	6	16,254	$172,000	$4,117.68
% COMPOSITION	1.2	0.6	1.1	2.4
PARCEL AVERAGE		2,709	$28,667	$686.28
RESID.LAND	103	351,258	$282,400	$4,637.01
% COMPOSITION	21.1	12.7	1.9	2.7
PARCEL AVERAGE		3,410	$2,742	$45.02
TOTALS	489	2,767,581	$15,070,200	$169,493.58

WARD 12 PCT. 3

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	8	49,584	$1,451,200	$23,828.70
% COMPOSITION	3.3	2.9	9.3	21.7
PARCEL AVERAGE		6,198	$181,400	$2,978.59
COMMERCIAL	2	32,732	$211,900	$6,645.18
% COMPOSITION	0.8	1.9	1.4	6.1
PARCEL AVERAGE		16,366	$105,950	$3,322.59
COMM.LAND	1	8,530	$15,600	$489.22
% COMPOSITION	0.4	0.5	0.1	0.4
PARCEL AVERAGE		8,530	$15,600	$489.22
EXEMPT	41	921,455	$9,121,700	$.00
% COMPOSITION	17.0	54.0	58.5	0.0
PARCEL AVERAGE		22,475	$222,480	$.00
INDUSTRIAL				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
1 FAM.	61	187,784	$1,328,700	$21,817.25
% COMPOSITION	25.3	11.0	8.5	19.9
PARCEL AVERAGE		3,078	$21,782	$357.66
2 FAM.	45	168,133	$1,073,700	$17,630.15
% COMPOSITION	18.7	9.9	6.9	16.1
PARCEL AVERAGE		3,736	$23,860	$391.78
3 FAM.	50	192,549	$1,415,300	$23,239.23
% COMPOSITION	20.7	11.3	9.1	21.2
PARCEL AVERAGE		3,851	$28,306	$464.78
4-6 UNITS	13	70,793	$908,800	$14,922.50
% COMPOSITION	5.4	4.2	5.8	13.6
PARCEL AVERAGE		5,446	$69,908	$1,147.88
MIXED R-C				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
RESID.LAND	20	73,384	$64,400	$1,057.45
% COMPOSITION	8.3	4.3	0.4	1.0
PARCEL AVERAGE		3,669	$3,220	$52.87
TOTALS	241	1,704,944	$15,591,300	$109,629.68

WARD 12 PCT. 1

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	8	54,272	$1,026,900	$16,861.70
% COMPOSITION	1.9	1.6	1.9	6.3
PARCEL AVERAGE		6,784	$128,363	$2,107.71
COMMERCIAL	20	343,862	$3,369,700	$105,673.79
% COMPOSITION	4.8	10.4	6.3	39.5
PARCEL AVERAGE		17,193	$168,485	$5,283.69
COMM.LAND	4	9,734	$32,400	$1,016.06
% COMPOSITION	1.0	0.3	0.1	0.4
PARCEL AVERAGE		2,434	$8,100	$254.02
EXEMPT	68	1,724,225	$40,990,680	$.00
% COMPOSITION	16.3	52.0	76.1	0.0
PARCEL AVERAGE		25,356	$602,804	$.00
INDUSTRIAL				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
1 FAM.	93	299,088	$2,178,300	$35,767.69
% COMPOSITION	22.4	9.0	4.0	13.4
PARCEL AVERAGE		3,216	$23,423	$384.60
2 FAM.	61	280,029	$1,861,700	$30,569.11
% COMPOSITION	14.7	8.4	3.5	11.4
PARCEL AVERAGE		4,591	$30,520	$501.13
3 FAM.	72	259,735	$2,322,100	$38,128.88
% COMPOSITION	17.3	7.8	4.3	14.3
PARCEL AVERAGE		3,607	$32,251	$529.57
4-6 UNITS	23	88,480	$1,157,300	$19,002.87
% COMPOSITION	5.5	2.7	2.1	7.1
PARCEL AVERAGE		3,847	$50,317	$826.21
MIXED R-C	7	28,988	$694,100	$16,616.75
% COMPOSITION	1.7	0.9	1.3	6.2
PARCEL AVERAGE		4,141	$99,157	$2,373.82
RESID.LAND	60	229,913	$219,200	$3,599.26
% COMPOSITION	14.4	6.9	0.4	1.3
PARCEL AVERAGE		3,832	$3,653	$59.99
TOTALS	416	3,318,326	$53,852,380	$267,236.12

WARD 12 PCT. 5

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	11	363,582	$6,019,700	$98,843.47
% COMPOSITION	11.6	31.4	59.9	65.5
PARCEL AVERAGE		33,053	$547,245	$8,985.77
COMMERCIAL	1	279,317	$542,800	$17,022.21
% COMPOSITION	1.1	24.1	5.4	11.3
PARCEL AVERAGE		279,317	$542,800	$17,022.21
COMM.LAND				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
EXEMPT	11	263,040	$1,391,100	$.00
% COMPOSITION	11.6	22.7	13.8	0.0
PARCEL AVERAGE		23,913	$126,464	$.00
INDUSTRIAL				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
1 FAM.	16	48,839	$426,200	$6,998.20
% COMPOSITION	16.8	4.2	4.2	4.6
PARCEL AVERAGE		3,052	$26,638	$437.39
2 FAM.	17	62,812	$406,900	$6,681.30
% COMPOSITION	17.9	5.4	4.0	4.4
PARCEL AVERAGE		3,695	$23,935	$393.02
3 FAM.	22	81,908	$687,000	$11,280.54
% COMPOSITION	23.2	7.1	6.8	7.5
PARCEL AVERAGE		3,723	$31,227	$512.75
4-6 UNITS	8	34,672	$467,300	$7,673.07
% COMPOSITION	8.4	3.0	4.7	5.1
PARCEL AVERAGE		4,334	$58,413	$959.13
MIXED R-C	2	3,903	$85,400	$2,044.48
% COMPOSITION	2.1	0.3	0.8	1.4
PARCEL AVERAGE		1,952	$42,700	$1,022.24
RESID.LAND	7	21,111	$22,800	$374.38
% COMPOSITION	7.4	1.8	0.2	0.2
PARCEL AVERAGE		3,016	$3,257	$53.48
TOTALS	95	1,159,184	$10,049,200	$150,917.64

WARD 12 PCT. 4

	PARCELS COUNT	AREA SQ. FT.	ASSESSMENT $	TAXES $
APARTMENT	5	44,111	$893,900	$14,677.84
% COMPOSITION	1.3	2.4	5.6	5.4
PARCEL AVERAGE		8,822	$178,780	$2,935.57
COMMERCIAL	23	155,634	$3,876,500	$121,567.04
% COMPOSITION	5.9	8.4	24.1	44.7
PARCEL AVERAGE		6,767	$168,543	$5,285.52
COMM.LAND	19	88,236	$213,400	$6,692.22
% COMPOSITION	4.8	4.8	1.3	2.5
PARCEL AVERAGE		4,644	$11,232	$352.22
EXEMPT	39	307,337	$3,508,600	$.00
% COMPOSITION	9.9	16.5	21.8	0.0
PARCEL AVERAGE		7,880	$89,964	$.00
INDUSTRIAL				$.00
% COMPOSITION	0.0	0.0	0.0	0.0
PARCEL AVERAGE				$.00
1 FAM.	61	223,616	$1,668,900	$27,403.34
% COMPOSITION	15.6	12.0	10.4	10.1
PARCEL AVERAGE		3,666	$27,359	$449.24
2 FAM.	61	307,309	$1,736,100	$28,506.76
% COMPOSITION	15.6	16.5	10.8	10.5
PARCEL AVERAGE		5,038	$28,461	$467.32
3 FAM.	80	290,238	$2,452,400	$40,268.41
% COMPOSITION	20.4	15.6	15.2	14.8
PARCEL AVERAGE		3,628	$30,655	$503.36
4-6 UNITS	15	92,358	$934,300	$15,341.21
% COMPOSITION	3.8	5.0	5.8	5.6
PARCEL AVERAGE		6,157	$62,287	$1,022.75
MIXED R-C	11	35,396	$544,600	$13,037.72
% COMPOSITION	2.8	1.9	3.4	4.8
PARCEL AVERAGE		3,218	$49,509	$1,185.25
RESID.LAND	78	313,048	$271,900	$4,464.60
% COMPOSITION	19.9	16.9	1.7	1.6
PARCEL AVERAGE		4,013	$3,486	$57.24
TOTALS	392	1,857,283	$16,100,600	$271,959.14

11 PRECINCT SUMMARY

EXEMPT PROPERTY OWNERSHIP IN THE DUDLEY SQUARE AREA

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	24	302,925	$1,129,000
PERCENT COMPOSITION	1.9	2.0	.5
PARCEL AVERAGES		12,622	$47,042
2 STATE	92	559,806	$1,017,600
PERCENT COMPOSITION	7.4	3.7	.5
PARCEL AVERAGES		6,085	$11,061
7 FRATERNAL PERSONAL ERROR	2	3,157	$91,200
PERCENT COMPOSITION	.2	.0	.0
PARCEL AVERAGES		1,579	$45,600
A SCHOOLS	12	378,306	$35,680,800
PERCENT COMPOSITION	1.0	2.5	16.2
PARCEL AVERAGES		31,526	$2,973,400
F RECREATION FAC	12	1,056,356	$1,738,600
PERCENT COMPOSITION	1.0	7.1	.8
PARCEL AVERAGES		88,030	$144,883
J FORECLOSURES (CITY)	469	1,630,731	$7,243,300
PERCENT COMPOSITION	37.6	10.9	3.3
PARCEL AVERAGES		3,477	$15,444
K BHA	23	1,121,299	$20,669,200
PERCENT COMPOSITION	1.8	7.5	9.4
PARCEL AVERAGES		48,752	$898,661
M HOSPITALS	1	199,526	$4,674,800
PERCENT COMPOSITION	.1	1.3	2.1
PARCEL AVERAGES		199,526	$4,674,800
O BRA	271	3,605,997	$37,897,200
PERCENT COMPOSITION	21.7	24.1	17.2
PARCEL AVERAGES		13,306	$139,842
S PARKING & PUB BUILDINGS	8	74,054	$1,854,300
PERCENT COMPOSITION	.6	.5	.8
PARCEL AVERAGES		9,257	$231,788
T PUBLIC WORKS	5	188,388	$2,619,600
PERCENT COMPOSITION	.4	1.3	1.2
PARCEL AVERAGES		37,678	$523,920
V PUBLIC FAC	3	160,017	$3,112,800
PERCENT COMPOSITION	.2	1.1	1.4
PARCEL AVERAGES		53,339	$1,037,600
11 CHURCHES	50	649,094	$23,081,600
PERCENT COMPOSITION	4.0	4.3	10.5
PARCEL AVERAGES		12,982	$461,632
31 LITERARY	48	662,221	$3,666,500
PERCENT COMPOSITION	3.8	4.4	1.7
PARCEL AVERAGES		13,796	$76,385
32 BENEVOLENT	25	411,541	$13,069,600
PERCENT COMPOSITION	2.0	2.8	5.9
PARCEL AVERAGES		16,462	$522,784
33 CHARITABLE	16	100,628	$2,851,400
PERCENT COMPOSITION	1.3	.7	1.3
PARCEL AVERAGES		6,289	$178,213
42 MBTA	141	1,354,503	$6,752,500
PERCENT COMPOSITION	11.3	9.1	3.1
PARCEL AVERAGES		9,606	$47,890
92 MDC	2	245,767	$1,928,400
PERCENT COMPOSITION	.2	1.6	.9
PARCEL AVERAGES		122,884	$964,200
00 121A	44	2,227,994	$50,760,855
PERCENT COMPOSITION	3.5	14.9	23.1
PARCEL AVERAGES		50,636	$1,153,656
GRAND TOTALS	1,248	14,932,310	$219,839,255

WARD 8 PRECINCT 4

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	1	151,155	$179,000
PERCENT COMPOSITION	2.4	17.6	2.7
PARCEL AVERAGES		151,155	$179,000
2 STATE	3	97,280	$115,000
PERCENT COMPOSITION	7.3	11.3	1.7
PARCEL AVERAGES		32,427	$38,333
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
F RECREATION FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
J FORECLOSURES (CITY)	25	110,656	$2,850,800
PERCENT COMPOSITION	61.0	12.9	42.8
PARCEL AVERAGES		4,426	$114,032
K BHA	3	346,373	$410,300
PERCENT COMPOSITION	7.3	40.3	6.2
PARCEL AVERAGES		115,458	$136,767
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES	2	76,024	$1,556,100
PERCENT COMPOSITION	4.9	8.8	23.3
PARCEL AVERAGES		38,012	$778,050
31 LITERARY			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
32 BENEVOLENT	1	13,112	$17,800
PERCENT COMPOSITION	2.4	1.5	.3
PARCEL AVERAGES		13,112	$17,800
33 CHARITABLE	6	65,660	$1,536,600
PERCENT COMPOSITION	14.6	7.6	23.1
PARCEL AVERAGES		10,943	$256,100
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
00 121A			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
TOTALS	41	860,260	$6,665,600

WARD 8 PRECINCT 3

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	3	20,588	$265,700
PERCENT COMPOSITION	3.0	2.1	1.2
PARCEL AVERAGES		6,863	$88,567
2 STATE	6	40,994	$51,100
PERCENT COMPOSITION	5.9	4.3	.2
PARCEL AVERAGES		6,832	$8,517
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS	1	20,150	$29,600
PERCENT COMPOSITION	1.0	2.1	.1
PARCEL AVERAGES		20,150	$29,600
F RECREATION FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
J FORECLOSURES (CITY)	48	210,260	$752,600
PERCENT COMPOSITION	47.5	21.8	3.4
PARCEL AVERAGES		4,380	$15,679
K BHA	7	489,775	$19,141,000
PERCENT COMPOSITION	6.9	50.9	87.7
PARCEL AVERAGES		69,968	$2,734,429
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	29	118,757	$277,600
PERCENT COMPOSITION	28.7	12.3	1.3
PARCEL AVERAGES		4,095	$9,572
S PARKING & PUB BUILDINGS	1	4,305	$6,500
PERCENT COMPOSITION	1.0	.4	.0
PARCEL AVERAGES		4,305	$6,500
T PUBLIC WORKS	1	3,206	$3,600
PERCENT COMPOSITION	1.0	.3	.0
PARCEL AVERAGES		3,206	$3,600
V PUBLIC FAC	1	40,274	$48,000
PERCENT COMPOSITION	1.0	4.2	.2
PARCEL AVERAGES		40,274	$48,000
11 CHURCHES	1	4,950	$1,209,300
PERCENT COMPOSITION	1.0	.5	5.5
PARCEL AVERAGES		4,950	$1,209,300
31 LITERARY			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
32 BENEVOLENT	1	498	$1,200
PERCENT COMPOSITION	1.0	.1	.0
PARCEL AVERAGES		498	$1,200
33 CHARITABLE	2	8,718	$30,800
PERCENT COMPOSITION	2.0	.9	.1
PARCEL AVERAGES		4,359	$15,400
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
00 121A			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
TOTALS	101	962,475	$21,817,000

WARD 9 PRECINCT 4

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	4	14,558	$251,400
PERCENT COMPOSITION	1.5	.5	1.1
PARCEL AVERAGES		3,640	$62,850
2 STATE	61	349,006	$682,700
PERCENT COMPOSITION	22.3	12.1	2.9
PARCEL AVERAGES		5,721	$11,192
7 FRATERNAL PERSONAL ERROR	2	3,157	$91,200
PERCENT COMPOSITION	.7	.1	.4
PARCEL AVERAGES		1,579	$45,600
A SCHOOLS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
F RECREATION FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
J FORECLOSURES (CITY)	12	21,763	$66,500
PERCENT COMPOSITION	4.4	.8	.3
PARCEL AVERAGES		1,814	$5,542
K BHA	1	160,705	$190,300
PERCENT COMPOSITION	.4	5.6	.8
PARCEL AVERAGES		160,705	$190,300
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	48	771,732	$1,246,500
PERCENT COMPOSITION	17.6	26.8	5.2
PARCEL AVERAGES		16,078	$25,969
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS	2	599	$1,200
PERCENT COMPOSITION	.7	.0	.0
PARCEL AVERAGES		300	$600
V PUBLIC FAC	1	1,470	$3,600
PERCENT COMPOSITION	.4	.1	.0
PARCEL AVERAGES		1,470	$3,600
11 CHURCHES	4	39,676	$1,136,400
PERCENT COMPOSITION	1.5	1.4	4.8
PARCEL AVERAGES		9,919	$284,100
31 LITERARY	34	273,031	$1,170,600
PERCENT COMPOSITION	12.5	9.5	4.9
PARCEL AVERAGES		8,030	$34,429
32 BENEVOLENT	2	18,276	$27,900
PERCENT COMPOSITION	.7	.6	.1
PARCEL AVERAGES		9,138	$13,950
33 CHARITABLE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
42 MBTA	88	610,053	$833,400
PERCENT COMPOSITION	32.2	21.2	3.5
PARCEL AVERAGES		6,932	$9,470
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
00 121A	14	618,370	$18,062,300
PERCENT COMPOSITION	5.1	21.5	76.0
PARCEL AVERAGES		44,169	$1,290,164
TOTALS	273	2,882,396	$23,764,000

WARD 8 PRECINCT 7

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	4	8,809	$244,100
PERCENT COMPOSITION	4.1	1.8	4.8
PARCEL AVERAGES		2,202	$61,025
2 STATE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
F RECREATION FAC	1	81,845	$97,200
PERCENT COMPOSITION	1.0	17.1	1.9
PARCEL AVERAGES		81,845	$97,200
J FORECLOSURES (CITY)	73	185,549	$488,200
PERCENT COMPOSITION	74.5	38.9	9.6
PARCEL AVERAGES		2,542	$6,688
K BHA	1	7,800	$47,400
PERCENT COMPOSITION	1.0	1.6	.9
PARCEL AVERAGES		7,800	$47,400
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	3	25,455	$277,500
PERCENT COMPOSITION	3.1	5.3	5.4
PARCEL AVERAGES		8,485	$92,500
S PARKING & PUB BUILDINGS	5	15,666	$1,747,000
PERCENT COMPOSITION	5.1	3.3	34.2
PARCEL AVERAGES		3,133	$349,400
T PUBLIC WORKS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES	4	38,721	$848,900
PERCENT COMPOSITION	4.1	8.1	16.6
PARCEL AVERAGES		9,680	$212,225
31 LITERARY	2	27,944	$106,200
PERCENT COMPOSITION	2.0	5.9	2.1
PARCEL AVERAGES		13,972	$53,100
32 BENEVOLENT	3	78,305	$1,239,500
PERCENT COMPOSITION	3.1	16.4	24.3
PARCEL AVERAGES		26,102	$413,167
33 CHARITABLE	2	7,500	$9,400
PERCENT COMPOSITION	2.0	1.6	.2
PARCEL AVERAGES		3,750	$4,700
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
00 121A			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
TOTALS	98	477,594	$5,105,400

WARD 11 PRECINCT 1

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	1	3,749	$27,300
PERCENT COMPOSITION	.6	.2	.5
PARCEL AVERAGES		3,749	$27,300
2 STATE	22	72,526	$168,800
PERCENT COMPOSITION	13.2	4.7	2.9
PARCEL AVERAGES		3,297	$7,673
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
F RECREATION FAC	3	382,711	$766,400
PERCENT COMPOSITION	1.8	24.6	13.2
PARCEL AVERAGES		127,570	$255,467
J FORECLOSURES (CITY)	67	219,558	$592,800
PERCENT COMPOSITION	40.1	14.1	10.2
PARCEL AVERAGES		3,277	$8,848
K BHA	4	28,342	$445,200
PERCENT COMPOSITION	2.4	1.8	7.7
PARCEL AVERAGES		7,086	$111,300
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	8	20,056	$145,300
PERCENT COMPOSITION	4.8	1.3	2.5
PARCEL AVERAGES		2,507	$18,163
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS	1	170,326	$403,700
PERCENT COMPOSITION	.6	11.0	7.0
PARCEL AVERAGES		170,326	$403,700
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES	2	12,444	$334,300
PERCENT COMPOSITION	1.2	.8	5.8
PARCEL AVERAGES		6,222	$167,150
31 LITERARY	6	279,464	$1,118,700
PERCENT COMPOSITION	3.6	18.0	19.3
PARCEL AVERAGES		46,577	$186,450
32 BENEVOLENT	1	66,668	$397,200
PERCENT COMPOSITION	.6	4.3	6.8
PARCEL AVERAGES		66,668	$397,200
33 CHARITABLE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
42 MBTA	50	291,423	$689,700
PERCENT COMPOSITION	29.9	18.7	11.9
PARCEL AVERAGES		5,828	$13,794
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
00 121A	2	7,386	$714,200
PERCENT COMPOSITION	1.2	.5	12.3
PARCEL AVERAGES		3,693	$357,100
TOTALS	167	1,554,653	$5,803,600

WARD 9 PRECINCT 5

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	5	49,306	$79,300
PERCENT COMPOSITION	1.5	1.3	.1
PARCEL AVERAGES		9,861	$15,860
2 STATE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS	8	136,464	$29,094,800
PERCENT COMPOSITION	2.3	3.5	32.7
PARCEL AVERAGES		17,058	$3,636,850
F RECREATION FAC	3	34,816	$44,500
PERCENT COMPOSITION	.9	.9	.1
PARCEL AVERAGES		11,605	$14,833
J FORECLOSURES (CITY)	140	417,876	$725,400
PERCENT COMPOSITION	40.7	10.7	.8
PARCEL AVERAGES		2,985	$5,181
K BHA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	135	1,913,024	$21,443,700
PERCENT COMPOSITION	39.2	49.0	24.1
PARCEL AVERAGES		14,171	$158,842
S PARKING & PUB BUILDINGS	2	54,083	$100,800
PERCENT COMPOSITION	.6	1.4	.1
PARCEL AVERAGES		27,042	$50,400
T PUBLIC WORKS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES	16	242,062	$6,353,400
PERCENT COMPOSITION	4.7	6.2	7.1
PARCEL AVERAGES		15,129	$397,088
31 LITERARY	2	19,661	$623,000
PERCENT COMPOSITION	.6	.5	.7
PARCEL AVERAGES		9,831	$311,500
32 BENEVOLENT	13	90,668	$9,505,600
PERCENT COMPOSITION	3.8	2.3	10.7
PARCEL AVERAGES		6,974	$731,200
33 CHARITABLE	5		$3,000
PERCENT COMPOSITION	1.5	.0	.0
PARCEL AVERAGES			$600
42 MBTA	3	453,027	$5,229,400
PERCENT COMPOSITION	.9	11.6	5.9
PARCEL AVERAGES		151,009	$1,743,133
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
00 121A	12	490,622	$15,781,675
PERCENT COMPOSITION	3.5	12.6	17.7
PARCEL AVERAGES		40,885	$1,315,140
TOTALS	344	3,901,609	$88,984,575

WARD 12 PRECINCT 1

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	4	53,719	$80,400
PERCENT COMPOSITION	5.9	3.1	.2
PARCEL AVERAGES		13,430	$20,100
2 STATE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS	2	147,873	$6,425,400
PERCENT COMPOSITION	2.9	8.6	15.7
PARCEL AVERAGES		73,937	$3,212,700
F RECREATION FAC	1	17,344	$30,800
PERCENT COMPOSITION	1.5	1.0	.1
PARCEL AVERAGES		17,344	$30,800
J FORECLOSURES (CITY)	11	33,546	$356,800
PERCENT COMPOSITION	16.2	1.9	.9
PARCEL AVERAGES		3,050	$32,436
K BHA	3	34,260	$296,300
PERCENT COMPOSITION	4.4	2.0	.7
PARCEL AVERAGES		11,420	$98,767
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	17	543,800	$13,673,300
PERCENT COMPOSITION	25.0	31.5	33.4
PARCEL AVERAGES		31,988	$804,312
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
V PUBLIC FAC	1	118,273	$3,061,200
PERCENT COMPOSITION	1.5	6.9	7.5
PARCEL AVERAGES		118,273	$3,061,200
11 CHURCHES	16	159,428	$6,743,800
PERCENT COMPOSITION	23.5	9.2	16.5
PARCEL AVERAGES		9,964	$421,488
31 LITERARY	2	34,696	$400,200
PERCENT COMPOSITION	2.9	2.0	1.0
PARCEL AVERAGES		17,348	$200,100
32 BENEVOLENT	1	6,725	$646,200
PERCENT COMPOSITION	1.5	.4	1.6
PARCEL AVERAGES		6,725	$646,200
33 CHARITABLE	1	18,750	$1,271,600
PERCENT COMPOSITION	1.5	1.1	3.1
PARCEL AVERAGES		18,750	$1,271,600
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
OO 121A	9	555,811	$8,004,680
PERCENT COMPOSITION	13.2	32.2	19.5
PARCEL AVERAGES		61,757	$889,409
TOTALS	68	1,724,225	$40,990,680

WARD 11 PRECINCT 2

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN	2	1,041	$1,800
PERCENT COMPOSITION	3.1	.1	.0
PARCEL AVERAGES		521	$900
2 STATE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
F RECREATION FAC	1	2,800	$4,100
PERCENT COMPOSITION	1.5	.3	.0
PARCEL AVERAGES		2,800	$4,100
J FORECLOSURES (CITY)	53	175,071	$408,800
PERCENT COMPOSITION	81.5	16.3	3.2
PARCEL AVERAGES		3,303	$7,713
K BHA	2	16,753	$80,600
PERCENT COMPOSITION	3.1	1.6	.6
PARCEL AVERAGES		8,377	$40,300
M HOSPITALS	1	199,526	$4,674,800
PERCENT COMPOSITION	1.5	18.5	36.8
PARCEL AVERAGES		199,526	$4,674,800
O BRA	1	10,064	$18,400
PERCENT COMPOSITION	1.5	.9	.1
PARCEL AVERAGES		10,064	$18,400
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES	1	18,560	$285,100
PERCENT COMPOSITION	1.5	1.7	2.2
PARCEL AVERAGES		18,560	$285,100
31 LITERARY			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
32 BENEVOLENT			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
33 CHARITABLE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC	2	245,767	$1,928,400
PERCENT COMPOSITION	3.1	22.8	15.2
PARCEL AVERAGES		122,884	$964,200
OO 121A	2	407,684	$5,285,000
PERCENT COMPOSITION	3.1	37.8	41.7
PARCEL AVERAGES		203,842	$2,642,500
TOTALS	65	1,077,266	$12,687,000

WARD 12 PRECINCT 4

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
2 STATE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
F RECREATION FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
J FORECLOSURES (CITY)	31	221,076	$948,700
PERCENT COMPOSITION	79.5	71.9	27.0
PARCEL AVERAGES		7,131	$30,603
K BHA	1	6,118	$11,900
PERCENT COMPOSITION	2.6	2.0	.3
PARCEL AVERAGES		6,118	$11,900
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES	2	12,995	$1,100,200
PERCENT COMPOSITION	5.1	4.2	31.4
PARCEL AVERAGES		6,498	$550,100
31 LITERARY	2	27,425	$247,800
PERCENT COMPOSITION	5.1	8.9	7.1
PARCEL AVERAGES		13,713	$123,900
32 BENEVOLENT			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
33 CHARITABLE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
00 121A	3	39,723	$1,200,000
PERCENT COMPOSITION	7.7	12.9	34.2
PARCEL AVERAGES		13,241	$400,000
TOTALS	39	307,337	$3,508,600

WARD 12 PRECINCT 3

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
2 STATE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS	1	73,819	$131,000
PERCENT COMPOSITION	2.4	8.0	1.4
PARCEL AVERAGES		73,819	$131,000
F RECREATION FAC	3	536,840	$795,600
PERCENT COMPOSITION	7.3	58.3	8.7
PARCEL AVERAGES		178,947	$265,200
J FORECLOSURES (CITY)	8	31,431	$46,800
PERCENT COMPOSITION	19.5	3.4	.5
PARCEL AVERAGES		3,929	$5,850
K BHA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	22	107,113	$693,500
PERCENT COMPOSITION	53.7	11.6	7.6
PARCEL AVERAGES		4,869	$31,523
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS	1	14,257	$2,211,100
PERCENT COMPOSITION	2.4	1.5	24.2
PARCEL AVERAGES		14,257	$2,211,100
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES	2	44,234	$3,514,100
PERCENT COMPOSITION	4.9	4.8	38.5
PARCEL AVERAGES		22,117	$1,757,050
31 LITERARY			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
32 BENEVOLENT	2	5,363	$16,600
PERCENT COMPOSITION	4.9	.6	.2
PARCEL AVERAGES		2,682	$8,300
33 CHARITABLE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
OO 121A	2	108,398	$1,713,000
PERCENT COMPOSITION	4.9	11.8	18.8
PARCEL AVERAGES		54,199	$856,500
TOTALS	41	921,455	$9,121,700

11 PRECINCT TOTALS

EXEMPT LAND USE (SDOP CODE)	PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1 UNKNOWN	41	223,242	$1,522,500
% COMPOSITION	3.3	1.5	0.7
PARCEL AVERAGES		5,445	$37,134
10 SINGLE FAMILY	9	31,225	$1,651,600
% COMPOSITION	0.7	0.2	0.8
PARCEL AVERAGES		3,469	$183,511
11 TWO FAMILY	12	67,844	$511,100
% COMPOSITION	1.0	0.5	0.2
PARCEL AVERAGES		5,654	$42,592
12 THREE FAMILY	15	22,564	$679,200
% COMPOSITION	1.2	0.2	0.3
PARCEL AVERAGES		1,504	$45,280
20 4-6 UNITS	14	48,626	$966,300
% COMPOSITION	1.1	0.3	0.4
PARCEL AVERAGES		3,473	$69,021
21 7-30 UNITS	20	258,682	$22,134,800
% COMPOSITION	1.6	1.7	10.1
PARCEL AVERAGES		12,934	$1,106,740
22 31-99 UNITS	4	108,125	$4,054,500
% COMPOSITION	0.3	0.7	1.8
PARCEL AVERAGES		27,031	$1,013,625
23 100(+) UNITS	23	2,002,754	$30,616,780
% COMPOSITION	1.8	13.4	13.9
PARCEL AVERAGES		87,076	$1,331,164
24 OTHER (APT)	6	263,938	$313,700
% COMPOSITION	0.5	1.8	0.1
PARCEL AVERAGES		43,990	$52,283
26 ??	1	2,287	$8,300
% COMPOSITION	0.1	0.0	0.0
PARCEL AVERAGES		2,287	$8,300
27 MIXED RES-COMM	3	5,510	$138,600
% COMPOSITION	0.2	0.0	0.1
PARCEL AVERAGES		1,837	$46,200
62 DRIVE-IN SHOPS	2	9,245	$29,900
% COMPOSITION	0.2	0.1	0.0
PARCEL AVERAGES		4,623	$14,950
63 FULL SERVICE STATI	1	1,730	$5,300
% COMPOSITION	0.1	0.0	0.0
PARCEL AVERAGES		1,730	$5,300
90 GOV'T OFFICE BLDGS	2	118,827	$3,007,800
% COMPOSITION	0.2	0.8	1.4
PARCEL AVERAGES		59,414	$1,503,900
91 CHURCHES	34	505,174	$20,664,100
% COMPOSITION	2.7	3.4	9.4
PARCEL AVERAGES		14,858	$607,768
94 FIRE DEPT	1	21,953	$433,900
% COMPOSITION	0.1	0.1	0.2
PARCEL AVERAGES		21,953	$433,900
95 POLICE DEPT	1	201,765	$13,147,100
% COMPOSITION	0.1	1.4	6.0
PARCEL AVERAGES		201,765	$13,147,100
98 OTHER (EXEMPTS)	14	598,591	$11,452,300
% COMPOSITION	1.1	4.0	5.2
PARCEL AVERAGES		42,757	$818,021

WARD 12 PRECINCT 5

	PARCELS	AREA SQ. FT.	ASSESSED VALUE
- UNKNOWN			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
2 STATE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
7 FRATERNAL PERSONAL ERROR			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
A SCHOOLS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
F RECREATION FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
J FORECLOSURES (CITY)	1	3,945	$5,900
PERCENT COMPOSITION	9.1	1.5	.4
PARCEL AVERAGES		3,945	$5,900
K BHA	1	31,173	$46,200
PERCENT COMPOSITION	9.1	11.9	3.3
PARCEL AVERAGES		31,173	$46,200
M HOSPITALS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
O BRA	8	95,996	$121,400
PERCENT COMPOSITION	72.7	36.5	8.7
PARCEL AVERAGES		12,000	$15,175
S PARKING & PUB BUILDINGS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
T PUBLIC WORKS			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
V PUBLIC FAC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
11 CHURCHES			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
31 LITERARY			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
32 BENEVOLENT	1	131,926	$1,217,600
PERCENT COMPOSITION	9.1	50.2	87.5
PARCEL AVERAGES		131,926	$1,217,600
33 CHARITABLE			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
42 MBTA			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
92 MDC			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
OO 121A			
PERCENT COMPOSITION	.0	.0	.0
PARCEL AVERAGES			
TOTALS	11	263,040	$1,391,100

11 PRECINCT TOTALS

260	COLD STG	1	4,913	$285,200
	% COMPOSITION	0.1	0.0	0.1
	PARCEL AVERAGES		4,913	$285,200
265	OTHER (WHSE & STG)	2	8,557	$52,000
	% COMPOSITION	0.2	0.1	0.0
	PARCEL AVERAGES		4,279	$26,000
280	AIR TERMINAL	1	1,000	$1,200
	% COMPOSITION	0.1	0.0	0.0
	PARCEL AVERAGES		1,000	$1,200
281	BUS [illegible] INAL	1	372,654	$5,094,300
	% CO [illegible] TION	0.1	2.5	2.3
	PARCEL AVERAGES		372,654	$5,094,300
	TOTALS	1,248	14,932,310	$219,839,255

11 PRECINCT TOTALS

110	FREE STANDING GARA	4	15,130	$71,100
	% COMPOSITION	0.3	0.1	0.0
	PARCEL AVERAGES		3,783	$17,775
111	PARKING LOT	32	408,207	$757,200
	% COMPOSITION	2.6	2.7	0.3
	PARCEL AVERAGES		12,756	$23,663
112	UNDERGROUND LOT	3	10,097	$16,200
	% COMPOSITION	0.2	0.1	0.0
	PARCEL AVERAGES		3,366	$5,400
120	RECTORIES ET AL	6	26,980	$1,402,400
	% COMPOSITION	0.5	0.2	0.6
	PARCEL AVERAGES		4,497	$233,733
130	CLINICS	4	249,813	$6,515,400
	% COMPOSITION	0.3	1.7	3.0
	PARCEL AVERAGES		62,453	$1,628,850
131	ELDERLY HOME	3	129,148	$1,038,500
	% COMPOSITION	0.2	0.9	0.5
	PARCEL AVERAGES		43,049	$346,167
132	EXTENDED CARE FAC	1	6,700	$158,900
	% COMPOSITION	0.1	0.0	0.1
	PARCEL AVERAGES		6,700	$158,900
136	NURSING HOMES	1	14,186	$32,900
	% COMPOSITION	0.1	0.1	0.0
	PARCEL AVERAGES		14,186	$32,900
138	OTHER-HEALTH CARE	1	9 915	$250,200
	% COMPOSITION	0.1	0.1	0.1
	PARCEL AVERAGES		9,915	$250,200
153	SMALL SHOP	1	10,133	$58,100
	% COMPOSITION	0.1	0.1	0.0
	PARCEL AVERAGES		10,133	$58,100
154	OTHER (INDUSTRIAL)	1	10,574	$134,700
	% COMPOSITION	0.1	0.1	0.1
	PARCEL AVERAGES		10,574	$134,700
160	ASSOC VACANT	5	9,451	$19,100
	% COMPOSITION	0.4	0.1	0.0
	PARCEL AVERAGES		1,890	$3,820
161	COMMERCIAL VACANT	138	1,346,085	$2,976,000
	% COMPOSITION	11.1	9.0	1.4
	PARCEL AVERAGES		9,754	$21,565
162	INDUSTRIAL VACANT	1	16,230	$29,000
	% COMPOSITION	0.1	0.1	0.0
	PARCEL AVERAGES		16,230	$29,000
163	PUBL LAND	211	3,287,909	$7,661,400
	% COMPOSITION	16.9	22.0	3.5
	PARCEL AVERAGES		15,583	$36,310
164	RES VACANT	453	3,036,518	$7,962,500
	% COMPOSITION	36.3	20.3	3.6
	PARCEL AVERAGES		6,703	$17,577
190	1-9 FLOOR (OFFICE)	6	104,708	$2,817,975
	% COMPOSITION	0.5	0.7	1.3
	PARCEL AVERAGES		17,451	$469,663
214	SOC CLUB	7	426,025	$12,985,900
	% COMPOSITION	0.6	2.9	5.9
	PARCEL AVERAGES		60,861	$1,855,129
243	STRIP STORE	3	11,074	$143,500
	% COMPOSITION	0.2	0.1	0.1
	PARCEL AVERAGES		3,691	$47,833
250	SCHOOLS	159	924,221	$58,037,800
	% COMPOSITION	12.7	6.2	26.4
	PARCEL AVERAGES		5,813	$365,018

WARD 8 PRECINCT 4

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
10	SINGLE FAMILY	1	1,790	$10,700
	% COMPOSITION	2.4	0.2	0.2
	PARCEL AVERAGES		1,790	$10,700
21	7-30 UNITS	1	3,117	$219,300
	% COMPOSITION	2.4	0.4	3.3
	PARCEL AVERAGES		3,117	$219,300
23	100(+) UNITS	2	330,757	$391,900
	% COMPOSITION	4.9	38.4	5.9
	PARCEL AVERAGES		165,379	$195,950
94	FIRE DEPT	1	21,953	$433,900
	% COMPOSITION	2.4	2.6	6.5
	PARCEL AVERAGES		21,953	$433,900
110	FREE STANDING GARA	1	752	$7,700
	% COMPOSITION	2.4	0.1	0.1
	PARCEL AVERAGES		752	$7,700
120	RECTORIES ET AL	1	14,439	$256,100
	% COMPOSITION	2.4	1.7	3.8
	PARCEL AVERAGES		14,439	$256,100
161	COMMERCIAL VACANT	9	225,878	$268,100
	% COMPOSITION	22.0	26.3	4.0
	PARCEL AVERAGES		25,098	$29,789
164	RES VACANT	22	232,198	$3,045,400
	% COMPOSITION	53.7	27.0	45.7
	PARCEL AVERAGES		10,554	$138,427
190	1-9 FLOOR (OFFICE)	2	22,402	$1,966,100
	% COMPOSITION	4.9	2.6	29.5
	PARCEL AVERAGES		11,201	$983,050
243	STRIP STORE	1	6,974	$66,400
	% COMPOSITION	2.4	0.8	1.0
	PARCEL AVERAGES		6,974	$66,400
	TOTALS	41	860,260	$6,665,600

WARD 8 PRECINCT 3

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	1	2,544	$3,000
	% COMPOSITION	1.0	0.3	0.0
	PARCEL AVERAGES		2,544	$3,000
21	7-30 UNITS	2	96,433	$17,221,500
	% COMPOSITION	2.0	10.0	78.9
	PARCEL AVERAGES		48,217	$8,610,750
22	31-99 UNITS	1	74,558	$1,745,800
	% COMPOSITION	1.0	7.7	8.0
	PARCEL AVERAGES		74,558	$1,745,800
23	100(+) UNITS	3	127,617	$156,000
	% COMPOSITION	3.0	13.3	0.7
	PARCEL AVERAGES		42,539	$52,000
24	OTHER (APT)	6	263,938	$313,700
	% COMPOSITION	5.9	27.4	1.4
	PARCEL AVERAGES		43,990	$52,283
91	CHURCHES	2	33,750	$1,277,500
	% COMPOSITION	2.0	3.5	5.9
	PARCEL AVERAGES		16,875	$638,750
111	PARKING LOT	2	7,511	$10,100
	% COMPOSITION	2.0	0.8	0.0
	PARCEL AVERAGES		3,756	$5,050
138	OTHER-HEALTH CARE	1	9,915	$250,200
	% COMPOSITION	1.0	1.0	1.1
	PARCEL AVERAGES		9,915	$250,200
160	ASSOC VACANT	1	4,613	$8,400
	% COMPOSITION	1.0	0.5	0.0
	PARCEL AVERAGES		4,613	$8,400
161	COMMERCIAL VACANT	26	36,120	$69,600
	% COMPOSITION	25.7	4.0	0.3
	PARCEL AVERAGES		1,466	$2,677
162	INDUSTRIAL VACANT	1	16,230	$29,000
	% COMPOSITION	1.0	1.7	0.1
	PARCEL AVERAGES		16,230	$29,000
163	PUBL LAND	17	119,812	$170,700
	% COMPOSITION	16.8	12.4	0.8
	PARCEL AVERAGES		7,048	$10,041
164	RES VACANT	36	160,921	$211,100
	% COMPOSITION	35.6	16.7	1.0
	PARCEL AVERAGES		4,470	$5,864
243	STRIP STORE	1	1,600	$65,200
	% COMPOSITION	1.0	0.2	0.3
	PARCEL AVERAGES		1,600	$65,200
260	COLD STG	1	4,913	$285,200
	% COMPOSITION	1.0	0.5	1.3
	PARCEL AVERAGES		4,913	$285,200
	TOTALS	101	962,475	$21,817,000

WARD 9 PRECINCT 4

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	8	130,279	$804,600
	% COMPOSITION	2.9	4.5	3.4
	PARCEL AVERAGES		16,285	$100,575
22	31-99 UNITS	1	23,780	$1,750,000
	% COMPOSITION	0.4	0.8	7.4
	PARCEL AVERAGES		23,780	$1,750,000
23	100(+) UNITS	4	247,731	$8,411,600
	% COMPOSITION	1.5	8.6	35.4
	PARCEL AVERAGES		61,933	$2,102,900
62	DRIVE-IN SHOPS	1	2,068	$3,600
	% COMPOSITION	0.4	0.1	0.0
	PARCEL AVERAGES		2,068	$3,600
63	FULL SERVICE STATI	1	1,730	$5,300
	% COMPOSITION	0.4	0.1	0.0
	PARCEL AVERAGES		1,730	$5,300
91	CHURCHES	4	39,676	$1,136,400
	% COMPOSITION	1.5	1.4	4.8
	PARCEL AVERAGES		9,919	$284,100
98	OTHER (EXEMPTS)	7	319,731	$7,735,100
	% COMPOSITION	2.6	11.1	32.5
	PARCEL AVERAGES		45,676	$1,105,014
110	FREE STANDING GARA	2	11,078	$59,300
	% COMPOSITION	0.7	0.4	0.2
	PARCEL AVERAGES		5,539	$29,650
111	PARKING LOT	25	328,560	$596,900
	% COMPOSITION	9.2	11.4	2.5
	PARCEL AVERAGES		13,142	$23,956
112	UNDERGROUND LOT	3	10,097	$16,200
	% COMPOSITION	1.1	0.4	0.1
	PARCEL AVERAGES		3,366	$5,400
153	SMALL SHOP	1	10,133	$58,100
	% COMPOSITION	0.4	0.4	0.2
	PARCEL AVERAGES		10,133	$58,100
154	OTHER (INDUSTRIAL)	1	10,574	$134,700
	% COMPOSITION	0.4	0.4	0.6
	PARCEL AVERAGES		10,574	$134,700
161	COMMERCIAL VACANT	83	709,313	$967,700
	% COMPOSITION	30.4	24.6	4.1
	PARCEL AVERAGES		8,546	$11,359
163	PUBL LAND	109	943,707	$1,568,700
	% COMPOSITION	39.9	32.7	6.6
	PARCEL AVERAGES		8,658	$14,392
164	RES VACANT	15	53,974	$94,300
	% COMPOSITION	5.5	1.9	0.4
	PARCEL AVERAGES		3,598	$6,287
190	1-9 FLOOR (OFFICE)	1	9,134	$56,900
	% COMPOSITION	0.4	0.3	0.2
	PARCEL AVERAGES		9,134	$56,900
214	SOC CLUB	3	4,963	$280,900
	% COMPOSITION	1.1	0.2	1.2
	PARCEL AVERAGES		1,654	$93,633
250	SCHOOLS	2	17,311	$29,700
	% COMPOSITION	0.7	0.6	0.1
	PARCEL AVERAGES		8,656	$14,850
265	OTHER (WHSE & STG)	2	8,557	$52,000
	% COMPOSITION	0.7	0.3	0.2
	PARCEL AVERAGES		4,279	$26,000
	TOTALS	273	2,882,396	$23,764,000

WARD 8 PRECINCT 7

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	7	18,271	$116,200
	% COMPOSITION	7.1	3.8	2.3
	PARCEL AVERAGES		2,610	$16,600
10	SINGLE FAMILY	1	1,800	$14,200
	% COMPOSITION	1.0	0.4	0.3
	PARCEL AVERAGES		1,800	$14,200
11	TWO FAMILY	1	1,986	$28,500
	% COMPOSITION	1.0	0.4	0.6
	PARCEL AVERAGES		1,986	$28,500
12	THREE FAMILY	2	3,160	$38,000
	% COMPOSITION	2.0	0.7	0.7
	PARCEL AVERAGES		1,580	$19,000
20	4-6 UNITS	3	14,290	$258,400
	% COMPOSITION	3.1	3.0	5.1
	PARCEL AVERAGES		4,763	$86,133
21	7-30 UNITS	1	8,271	$256,700
	% COMPOSITION	1.0	1.7	5.0
	PARCEL AVERAGES		8,271	$256,700
27	MIXED RES-COMM	3	5,510	$138,600
	% COMPOSITION	3.1	1.2	2.7
	PARCEL AVERAGES		1,837	$46,200
90	GOV'T OFFICE BLDGS	1	11,592	$1,741,600
	% COMPOSITION	1.0	2.4	34.1
	PARCEL AVERAGES		11,592	$1,741,600
91	CHURCHES	1	25,817	$649,700
	% COMPOSITION	1.0	5.4	12.7
	PARCEL AVERAGES		25,817	$649,700
98	OTHER (EXEMPTS)	1	2,327	$1,200
	% COMPOSITION	1.0	0.5	0.0
	PARCEL AVERAGES		2,327	$1,200
120	RECTORIES ET AL	1	2,373	$186,700
	% COMPOSITION	1.0	0.5	3.7
	PARCEL AVERAGES		2,373	$186,700
130	CLINICS	1	9,516	$292,800
	% COMPOSITION	1.0	2.0	5.7
	PARCEL AVERAGES		9,516	$292,800
161	COMMERCIAL VACANT	1	7,286	$17,400
	% COMPOSITION	1.0	1.5	0.3
	PARCEL AVERAGES		7,286	$17,400
163	PUBL LAND	2	8,641	$109,000
	% COMPOSITION	2.0	1.8	2.1
	PARCEL AVERAGES		4,321	$54,500
164	RES VACANT	70	288,805	$344,600
	% COMPOSITION	71.4	60.5	6.7
	PARCEL AVERAGES		4,126	$4,923
250	SCHOOLS	2	67,949	$911,800
	% COMPOSITION	2.0	14.2	17.9
	PARCEL AVERAGES		33,975	$455,900
	TOTALS	98	477,594	$5,105,400

WARD 9 PRECINCT 5

243	STRIP STORE	1	2,500	$11,900
	% COMPOSITION	0.3	0.1	0.0
	PARCEL AVERAGES		2,500	$11,900
250	SCHOOLS	150	625,206	$47,867,600
	% COMPOSITION	43.6	16.0	53.8
	PARCEL AVERAGES		4,168	$319,117
280	AIR TERMINAL	1	1,000	$1,200
	% COMPOSITION	0.3	0.0	0.0
	PARCEL AVERAGES		1,000	$1,200
281	BUS TERMINAL	1	372,654	$5,094,300
	% COMPOSITION	0.3	9.6	5.7
	PARCEL AVERAGES		372,654	$5,094,300
	TOTALS	344	3,901,609	$88,984,575

WARD 9 PRECINCT 5

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	11	39,908	$86,000
	% COMPOSITION	3.2	1.0	0.1
	PARCEL AVERAGES		3,628	$7,818
10	SINGLE FAMILY	2	2,849	$29,600
	% COMPOSITION	0.6	0.1	0.0
	PARCEL AVERAGES		1,425	$14,800
11	TWO FAMILY	4	5,601	$40,400
	% COMPOSITION	1.2	0.1	0.0
	PARCEL AVERAGES		1,400	$10,100
12	THREE FAMILY	13	19,404	$641,200
	% COMPOSITION	3.8	0.5	0.7
	PARCEL AVERAGES		1,493	$49,323
20	4-6 UNITS	1	2,865	$81,000
	% COMPOSITION	0.3	0.1	0.1
	PARCEL AVERAGES		2,865	$81,000
21	7-30 UNITS	6	31,880	$1,902,600
	% COMPOSITION	1.7	0.8	2.1
	PARCEL AVERAGES		5,313	$317,100
22	31-99 UNITS	1	4,170	$357,100
	% COMPOSITION	0.3	0.1	0.4
	PARCEL AVERAGES		4,170	$357,100
23	100(+) UNITS	4	323,978	$10,690,000
	% COMPOSITION	1.2	8.3	12.0
	PARCEL AVERAGES		80,995	$2,672,500
26	??	1	2,287	$8,300
	% COMPOSITION	0.3	0.1	0.0
	PARCEL AVERAGES		2,287	$8,300
62	DRIVE-IN SHOPS	1	7,177	$26,300
	% COMPOSITION	0.3	0.2	0.0
	PARCEL AVERAGES		7,177	$26,300
91	CHURCHES	14	224,093	$6,910,500
	% COMPOSITION	4.1	5.7	7.8
	PARCEL AVERAGES		16,007	$493,607
98	OTHER (EXEMPTS)	5	244,413	$3,276,000
	% COMPOSITION	1.5	6.3	3.6
	PARCEL AVERAGES		48,883	$647,200
111	PARKING LOT	2	40,290	$89,500
	% COMPOSITION	0.6	1.0	0.1
	PARCEL AVERAGES		20,145	$44,750
120	RECTORIES ET AL	2	5,173	$717,200
	% COMPOSITION	0.6	0.1	0.8
	PARCEL AVERAGES		2,587	$358,600
160	ASSOC VACANT	4	4,838	$10,700
	% COMPOSITION	1.2	0.1	0.0
	PARCEL AVERAGES		1,210	$2,675
161	COMMERCIAL VACANT	7	113,504	$177,400
	% COMPOSITION	2.0	2.9	0.2
	PARCEL AVERAGES		16,215	$25,343
163	PUBL LAND	10	1,301,795	$2,455,300
	% COMPOSITION	2.9	33.4	2.8
	PARCEL AVERAGES		130,180	$245,530
164	RES VACANT	100	427,246	$637,700
	% COMPOSITION	29.1	11.0	0.7
	PARCEL AVERAGES		4,272	$6,377
190	1-9 FLOOR (OFFICE)	2	66,447	$148,775
	% COMPOSITION	0.6	1.7	0.2
	PARCEL AVERAGES		33,224	$74,388
214	SOC CLUB	1	32,331	$7,764,000
	% COMPOSITION	0.3	0.8	8.7
	PARCEL AVERAGES		32,331	$7,764,000

WARD 11 PRECINCT 2

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	6	11,314	$113,400
	% COMPOSITION	9.2	1.1	0.9
	PARCEL AVERAGES		1,886	$18,900
10	SINGLE FAMILY	1	3,810	$41,500
	% COMPOSITION	1.5	0.4	0.3
	PARCEL AVERAGES		3,810	$41,500
11	TWO FAMILY	2	16,753	$80,600
	% COMPOSITION	3.1	1.6	0.6
	PARCEL AVERAGES		8,377	$40,300
20	4-6 UNITS	1	2,443	$23,900
	% COMPOSITION	1.5	0.2	0.2
	PARCEL AVERAGES		2,443	$23,900
23	100(+) UNITS	3	407,684	$5,285,000
	% COMPOSITION	4.6	37.8	41.7
	PARCEL AVERAGES		135,895	$1,761,667
90	GOV'T OFFICE BLDGS	1	107,235	$1,266,200
	% COMPOSITION	1.5	10.0	10.0
	PARCEL AVERAGES		107,235	$1,266,200
91	CHURCHES	1	18,560	$285,100
	% COMPOSITION	1.5	1.7	2.2
	PARCEL AVERAGES		18,560	$285,100
111	PARKING LOT	1	10,064	$18,400
	% COMPOSITION	1.5	0.9	0.1
	PARCEL AVERAGES		10,064	$18,400
130	CLINICS	1	199,526	$4,674,800
	% COMPOSITION	1.5	18.5	36.8
	PARCEL AVERAGES		199,526	$4,674,800
164	RES VACANT	47	161,345	$235,900
	% COMPOSITION	72.3	15.0	1.9
	PARCEL AVERAGES		3,433	$5,019
214	SOC CLUB	1	138,532	$662,200
	% COMPOSITION	1.5	12.9	5.2
	PARCEL AVERAGES		138,532	$662,200
	TOTALS	65	1,077,266	$12,687,000

WARD 11 PRECINCT 1

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	5	11,395	$333,400
	% COMPOSITION	3.0	0.7	5.7
	PARCEL AVERAGES		2,279	$66,680
11	TWO FAMILY	2	21,067	$74,700
	% COMPOSITION	1.2	1.4	1.3
	PARCEL AVERAGES		10,534	$37,350
20	4-6 UNITS	6	9,765	$341,500
	% COMPOSITION	3.6	0.6	5.9
	PARCEL AVERAGES		1,628	$56,917
21	7-30 UNITS	4	20,161	$1,125,600
	% COMPOSITION	2.4	1.3	19.4
	PARCEL AVERAGES		5,040	$281,400
91	CHURCHES	1	6,654	$326,000
	% COMPOSITION	0.6	0.4	5.6
	PARCEL AVERAGES		6,654	$326,000
131	ELDERLY HOME	1	66,668	$397,200
	% COMPOSITION	0.6	4.3	6.8
	PARCEL AVERAGES		66,668	$397,200
161	COMMERCIAL VACANT	7	117,069	$270,300
	% COMPOSITION	4.2	7.5	4.7
	PARCEL AVERAGES		16,724	$38,614
163	PUBL LAND	71	857,375	$1,797,400
	% COMPOSITION	42.5	55.1	31.0
	PARCEL AVERAGES		12,076	$25,315
164	RES VACANT	69	410,234	$781,200
	% COMPOSITION	41.3	26.4	13.5
	PARCEL AVERAGES		5,945	$11,322
250	SCHOOLS	1	34,265	$356,300
	% COMPOSITION	0.6	2.2	6.1
	PARCEL AVERAGES		34,265	$356,300
	TOTALS	167	1,554,653	$5,803,600

WARD 12 PRECINCT 3

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
10	SINGLE FAMILY	1	1,988	$11,900
	% COMPOSITION	2.4	0.2	0.1
	PARCEL AVERAGES		1,988	$11,900
20	4-6 UNITS	3	19,263	$261,500
	% COMPOSITION	7.3	2.1	2.9
	PARCEL AVERAGES		6,421	$87,167
21	7-30 UNITS	1	25,449	$342,000
	% COMPOSITION	2.4	2.8	3.7
	PARCEL AVERAGES		25,449	$342,000
23	100(+) UNITS	1	76,278	$1,233,000
	% COMPOSITION	2.4	8.3	13.5
	PARCEL AVERAGES		76,278	$1,233,000
91	CHURCHES	2	44,234	$3,514,100
	% COMPOSITION	4.9	4.8	38.5
	PARCEL AVERAGES		22,117	$1,757,050
98	OTHER (EXEMPTS)	1	32,120	$480,000
	% COMPOSITION	2.4	3.5	5.3
	PARCEL AVERAGES		32,120	$480,000
164	RES VACANT	31	707,866	$1,068,100
	% COMPOSITION	75.6	76.8	11.7
	PARCEL AVERAGES		22,834	$34,455
250	SCHOOLS	1	14,257	$2,211,100
	% COMPOSITION	2.4	1.5	24.2
	PARCEL AVERAGES		14,257	$2,211,100
	TOTALS	41	921,455	$9,121,700

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	2	5,183	$29,300
	% COMPOSITION	2.9	0.3	0.1
	PARCEL AVERAGES		2,592	$14,650
10	SINGLE FAMILY	2	16,488	$1,520,000
	% COMPOSITION	2.9	1.0	3.7
	PARCEL AVERAGES		8,244	$760,000
11	TWO FAMILY	2	16,319	$275,000
	% COMPOSITION	2.9	0.9	0.7
	PARCEL AVERAGES		8,160	$137,500
21	7-30 UNITS	1	56,381	$760,000
	% COMPOSITION	1.5	3.3	1.9
	PARCEL AVERAGES		56,381	$760,000
22	31-99 UNITS	1	5,617	$201,600
	% COMPOSITION	1.5	0.3	0.5
	PARCEL AVERAGES		5,617	$201,600
23	100(+) UNITS	4	454,856	$4,003,080
	% COMPOSITION	5.9	26.4	9.8
	PARCEL AVERAGES		113,714	$1,000,770
91	CHURCHES	8	104,390	$5,519,700
	% COMPOSITION	11.8	6.1	13.5
	PARCEL AVERAGES		13,049	$689,963
95	POLICE DEPT	1	201,765	$13,147,100
	% COMPOSITION	1.5	11.7	32.1
	PARCEL AVERAGES		201,765	$13,147,100
111	PARKING LOT	2	21,782	$40,300
	% COMPOSITION	2.9	1.3	0.1
	PARCEL AVERAGES		10,891	$20,150
120	RECTORIES ET AL	1		$187,300
	% COMPOSITION	1.5	0.0	0.5
	PARCEL AVERAGES			$187,300
130	CLINICS	1	18,750	$1,271,600
	% COMPOSITION	1.5	1.1	3.1
	PARCEL AVERAGES		18,750	$1,271,600
131	ELDERLY HOME	1	27,996	$241,300
	% COMPOSITION	1.5	1.6	0.6
	PARCEL AVERAGES		27,996	$241,300
132	EXTENDED CARE FAC	1	6,700	$158,900
	% COMPOSITION	1.5	0.4	0.4
	PARCEL AVERAGES		6,700	$158,900
136	NURSING HOMES	1	14,186	$32,900
	% COMPOSITION	1.5	0.8	0.1
	PARCEL AVERAGES		14,186	$32,900
161	COMMERCIAL VACANT	3	28,795	$954,700
	% COMPOSITION	4.4	1.7	2.3
	PARCEL AVERAGES		9,598	$318,233
163	PUBL LAND	2	56,579	$1,560,300
	% COMPOSITION	2.9	3.3	3.8
	PARCEL AVERAGES		28,290	$780,150
164	RES VACANT	31	415,567	$954,800
	% COMPOSITION	45.6	24.1	2.3
	PARCEL AVERAGES		13,405	$30,800
190	1-9 FLOOR (OFFICE)	1	6,725	$646,200
	% COMPOSITION	1.5	0.4	1.6
	PARCEL AVERAGES		6,725	$646,200
214	SOC CLUB	1	118,273	$3,061,200
	% COMPOSITION	1.5	6.9	7.5
	PARCEL AVERAGES		118,273	$3,061,200
250	SCHOOLS	2	147,873	$6,425,400
	% COMPOSITION	2.9	8.6	15.7
	PARCEL AVERAGES		73,937	$3,212,700
	TOTALS	68		

WARD 12 PRECINCT 5

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
10	SINGLE FAMILY	1	2,500	$23,700
	% COMPOSITION	9.1	1.0	1.7
	PARCEL AVERAGES		2,500	$23,700
23	100(+) UNITS	1	31,173	$46,200
	% COMPOSITION	9.1	11.9	3.3
	PARCEL AVERAGES		31,173	$46,200
164	RES VACANT	8	97,441	$103,600
	% COMPOSITION	72.7	37.0	7.4
	PARCEL AVERAGES		12,180	$12,950
214	SOC CLUB	1	131,926	$1,217,600
	% COMPOSITION	9.1	50.2	87.5
	PARCEL AVERAGES		131,926	$1,217,600
	TOTALS	11	263,040	$1,391,100

WARD 12 PRECINCT 4

EXEMPT LAND USE (SDOP CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
1	UNKNOWN	1	4,348	$36,600
	% COMPOSITION	2.6	1.4	1.0
	PARCEL AVERAGES		4,348	$36,600
11	TWO FAMILY	1	6,118	$11,900
	% COMPOSITION	2.6	2.0	0.3
	PARCEL AVERAGES		6,118	$11,900
21	7-30 UNITS	4	16,990	$307,100
	% COMPOSITION	10.3	5.5	8.8
	PARCEL AVERAGES		4,248	$76,775
23	100(+) UNITS	1	2,680	$400,000
	% COMPOSITION	2.6	0.9	11.4
	PARCEL AVERAGES		2,680	$400,000
91	CHURCHES	1	8,000	$1,045,100
	% COMPOSITION	2.6	2.6	29.8
	PARCEL AVERAGES		8,000	$1,045,100
110	FREE STANDING GARA	1	3,300	$4,100
	% COMPOSITION	2.6	1.1	0.1
	PARCEL AVERAGES		3,300	$4,100
120	RECTORIES ET AL	1	4,995	$55,100
	% COMPOSITION	2.6	1.6	1.6
	PARCEL AVERAGES		4,995	$55,100
130	CLINICS	1	22,021	$276,200
	% COMPOSITION	2.6	7.2	7.9
	PARCEL AVERAGES		22,021	$276,200
131	ELDERLY HOME	1	34,484	$400,000
	% COMPOSITION	2.6	11.2	11.4
	PARCEL AVERAGES		34,484	$400,000
161	COMMERCIAL VACANT	2	106,120	$250,800
	% COMPOSITION	5.1	34.5	7.1
	PARCEL AVERAGES		53,060	$125,400
164	RES VACANT	24	80,921	$485,800
	% COMPOSITION	61.5	26.3	13.8
	PARCEL AVERAGES		3,372	$20,242
250	SCHOOLS	1	17,360	$235,900
	% COMPOSITION	2.6	5.6	6.7
	PARCEL AVERAGES		17,360	$235,900
	TOTALS	39	307,337	$3,508,600

WARD 12 PRECINCT 5

EXEMPT LAND USE (STATE CODE)		PARCEL COUNT	AREA (S.F.)	ASSESSED VALUE($)
10	SINGLE FAMILY	1	2,500	$23,700
	% COMPOSITION	9.1	1.0	1.7
	PARCEL AVERAGES		2,500	$23,700
23	100(+) UNITS	1	31,173	$46,200
	% COMPOSITION	9.1	11.9	3.3
	PARCEL AVERAGES		31,173	$46,200
164	RES VACANT	8	97,441	$103,600
	% COMPOSITION	72.7	37.0	7.4
	PARCEL AVERAGES		12,180	$12,950
214	SOC CLUB	1	131,926	$1,217,600
	% COMPOSITION	9.1	50.2	87.5
	PARCEL AVERAGES		131,926	$1,217,600
	TOTALS	11	263,040	$1,391,100